

**WORK SESSION:** A work session will be held at 6:30 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to answer questions the City Council may have on agenda items. The public is welcome to attend.

## **FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, November 1, 2011, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

*Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.*

The agenda for the meeting shall be as follows:

### **CALL TO ORDER:**

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

7:05 Approval of Minutes from October 4, 2011 and October 18, 2011

### **REPORTS OF COMMITTEES/MUNICIPAL OFFICERS**

7:10 Executive Summary for Planning Commission held October 13, 2011

### **PRESENTATION OF PETITIONS AND REQUESTS:**

7:15 Recognition of Sid Young as the Trail Advocate of the Year

### **SUMMARY ACTION:**

7:25 Minute Motion Approving Summary Action List

1. Amendment to Title 8 Chapter 5 regarding Excavation Permits
2. Approval of Plat Amendment for Farmington Hills East Plat B
3. Volunteer Chaplain Position for Fire Department
4. Approval of Disbursement Lists for September

### **NEW BUSINESS:**

7:30 Spring Creek Park

## **GOVERNING BODY REPORTS:**

### **7:40 City Manager Report**

1. Part Time Employees/Benefit Rule Loop Hole
2. I-15 HOV Expansion Plans
3. Rich Haws – Trail Easement and Paving Issues
4. Farmington Pond Ice Fishing/Pond Road Closure
5. Spring Creek Estates Phase 3C Bonding Policy/Survey
6. 1100 West Culvert

### **7:50 Mayor Harbertson & City Council Reports**

## **ADJOURN**

## **CLOSED SESSION**

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 27th day of October, 2011.

## **FARMINGTON CITY CORPORATION**

By: Holly Gadd  
Holly Gadd, City Recorder

**\*PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.*

## CITY COUNCIL AGENDA

For Council Meeting:  
November 1, 2011

### **S U B J E C T: Roll Call (Opening Comments/Invocation) Pledge of Allegiance**

It is requested that Council Member Jim Talbot give the invocation/opening comments to the meeting and it is requested that City Manager Dave Millheim lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

## CITY COUNCIL AGENDA

For Council Meeting:  
November 1, 2011

**S U B J E C T: Approval of Minutes of Previous Meetings**

### **ACTION TO BE CONSIDERED:**

Minute motion approving the minutes of the City Council meeting held on October 4, 2011 and October 18, 2011.

### **GENERAL INFORMATION:**

Please see enclosed minutes. They have been reviewed by staff and are ready for Governing Body review and approval.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

## FARMINGTON CITY COUNCIL MEETING

October 4, 2011

### WORK SESSION

***Present:** Mayor Scott Harbertson, Council Members Rick Dutson, Jim Talbot and Sid Young, City Manager Dave Millheim, City Finance Director Keith Johnson, Community Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Members John Bilton & Cory Ritz were excused.*

**Mayor Harbertson** began the work session at 5:40 p.m. and welcomed City Council Members, City Staff, and Attorney **Jody Barnett**.

### Motion

**Rick Dutson** made a motion for the Council to go into a closed meeting to discuss strategy as it pertains to litigation. The motion was seconded by **Sid Young** and approved by Council Members **Dutson, Talbot** and **Young**.

### Sworn Statement

I, **Scott C. Harbertson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.

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**Scott C. Harbertson**, Mayor

### Motion

At 6:30 p.m. a motion to reconvene into an open meeting was made by **Sid Young**. The motion was seconded by **Rick Dutson** and approved by Council Members **Dutson, Talbot** and **Young**.

### Mixed Use Zone Text Changes

**David Petersen** reviewed the proposed text changes as outlined in the staff report:

1. clarifying the term "Medium-density residential" in TMU zones;
2. restricting high density residential uses in the OMU zone;
3. modifying building height and open space standards in all TMU zones;
4. providing expiration standards in all TMU zones for development plans and Project Master Plans.

The Planning Commission reviewed the changes at their September 29, 2011 meeting and recommended approval.

### City Manager Report

**Dave Millheim** told the Council that an additional closed session to discuss the character and competency of an individual and potential property acquisition would be held immediately following the regular session.

## **REGULAR SESSION**

*Present: Mayor Scott Harbertson, Council Members Rick Dutson, Jim Talbot and Sid Young, City Manager Dave Millheim, Community Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Member John Bilton joined the meeting via telephone at 8:55 p.m. & Council Member Cory Ritz joined the meeting at 7:20 p.m.*

## **CALL TO ORDER:**

### **Opening Comments/Invocation/Pledge of Allegiance**

**Mayor Harbertson** opened the meeting at 7:05 p.m. and welcomed those in attendance, including Youth City Council members **Sadie Caldwell** and **Jarom Barns** and past City Council members **Bob Hasenyager** and **Larry Haugen**. The opening prayer was offered by **Rick Dutson**, and the Pledge of Allegiance was led by local Boy Scout **Sam Marsden** of Troop 1480.

### **Approval of Minutes**

#### **Motion:**

**Rick Dutson** made a motion to approve the minutes of the September 20, 2011 City Council Meeting as amended during the work session. The motion was seconded by **Jim Talbot** and approved by Council Members **Dutson**, **Talbot** and **Young**.

## **REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:**

### **Executive Summary for Planning Commission Meeting held September 15, 2011**

Information regarding this meeting was provided by Associate City Planner **Christy Alexander** and was included in the staff report. Councilman **Rick Dutson** commented that he appreciated hearing the reason why a Planning Commission member voted against one of the motions.

### **Introduction of Diana Vos – Director of the Great Salt Lake Nature Center at Farmington Bay**

**Bob Hasenyager**, Executive Director of the Utah Wildlife and Conservation Foundation, thanked the City Council and staff for their support and assistance in creating the Great Salt Lake Nature Center at Farmington Bay. He introduced the new Director of the Nature Center, **Diana Vos**, who has been involved with the DWR for 16 years and enjoys working at the Center. She appreciates the support given by the City of Farmington and looks forward to working with schools to provide meaningful activities at the Nature Center. The **Mayor** said the Farmington Bay facility was recently referenced—in a USA Today article titled “51 great places to see wildlife”—as Utah’s top place to see wildlife.

### **Rules and Regulations—Condition of Sale of Burial Rights**

Parks & Recreation Director **Neil Miller** said the current Rules and Regulations—Condition of Sales of Burial Rights state: (1) Residents may purchase no more than 4 grave sites per immediate family;

(2) Non-residents may purchase no more than 2 grave sites per immediate family. The proposed change will allow residents 2 grave sites per immediate family, and no grave sites will be sold to nonresidents. There are no side-by-side grave sites currently available in the Cemetery. The construction of the new Veterans Memorial will add 13 side-by-side grave sites, and approximately 90 single grave sites will be used as needed. This new plan will sell the next available grave sites and will not allow residents to choose a site—exceptions may also be allowed as needed. **Dave Millheim** said this issue has been on his mind because of four infant deaths in Farmington during the past few weeks. There was a brief discussion regarding the sales price of the 13 grave sites and if a premium price (current price is \$400 per site) should be charged for the sites. He advised the Council to specify that the funds from the sale of the sites be applied to the cost of the Veterans Memorial when the issue is revisited at a future Council meeting.

Council Member **Cory Ritz** joined the meeting at 7:20 p.m.

**Motion:**

**Sid Young** made a motion to approve the following amendments to the Rules and Regulations—Condition of Sale of Burial Rights:

1. Section 1, paragraph 1: "Sale of grave sites (general burial sites) in the City Cemetery shall be limited to the Residents of the City, and such sales shall only be allowed to provide for an immediate burial need based on a death. No more than 2 burial rights shall be sold to a single immediate family as outlined herein. Single burial rights shall not be sold except to a surviving spouse of any individual already interred in the Cemetery or for the burial of such a spouse."
2. Section 1, paragraph 2, sentence 1: "An application for special exception may be filed for consideration by the City Manager."
3. Section 1, addition to the end of the paragraph: "The transfer of a right to burial shall not be used to circumvent conditions on the sale of burial rights as set forth above."

The motion was seconded by **Rick Dutson** and approved by Council Members **Dutson, Ritz, Talbot** and **Young**.

**Extension of Farmington City Cemetery into Mountain View Park**

**Neil Miller** said the City has been evaluating options for additional cemetery space, and after reviewing the options—which included the purchase and development of additional land—the conclusion was that the extension into Mountain View Park is the most cost effective solution to meet the needs of the City Cemetery. During the first phase, the fence would be moved 50 feet to the east into the park which would provide 350 grave sites and may last 5-10 years. The second phase would move the fence another 50 feet east into the park and also provide 350 grave sites. The final phase would remove the fence and complete a final extension into Mountain View Park—a road would be constructed around and down the middle of the combined three extensions, and approximately 1000 grave sites would be available. If the playground and tennis courts were removed, there would be an additional 350 sites.

City Manager **Dave Millheim** thanked **Neil Miller** for his efforts and said this plan is reasonable and cost effective, and it meets the City's need for additional grave sites. He stressed that it is a long-term proposal and allows the park to survive for many more years. The other option is for the City to spend millions of dollars to purchase property for a new cemetery. A stakeholders meeting will be held with adjacent neighbors to provide them with information and discuss the proposal.

**Sid Young** asked **Neil Miller** if he read the Council's comments regarding this issue in the previous minutes. He understands the need for additional grave sites, but he asked that the City not give up on finding other property for a Cemetery. Several property owners in the area purchased their homes because of the park and the tennis courts. Children love the play area and call it the "yellow playground." He does not approve of Phase 3 because of the encroachment into the Mountain View Park, and if the tennis courts and playground are removed, it would be a betrayal of public trust. He suggested that rather than using the tennis court parking area as the north boundary of the road, a horseshoe shaped road just to the south of the playground would allow the tennis courts and playground to remain. He stressed the importance of involving residents in the process.

**Mayor Harbertson** said he appreciated the comments which were made and sympathizes with **Sid Young's** feelings. However, he likes the proposal because it meets the City's current needs.

**Motion:**

**Jim Talbot** made a motion to allow City staff to pursue the extension of the Farmington City Cemetery into Mountain View Park by presenting the proposal to adjacent property owners and neighbors and obtaining feedback prior to another review by the City Council. The following improvements would be made if the extension of the Cemetery was approved:

1. Complete a burial lot survey along with a re-design and installation of the Mountain View Park sprinkling system. This will be followed by moving the fence 50 feet east into the park, at a cost of \$4000, and extending the Cemetery 50 feet. This would provide approximately 340 additional grave sites. (Phase 1);
2. Move the fence another 50 feet east into the park, at an approximate cost of \$4000, and extend the Cemetery an extra 50 feet. This would provide approximately 340 additional grave sites (Phase 2);
3. Remove the fence and complete a final extension of the Cemetery into Mountain View Park. This will be followed by the construction of a road around and down the middle of the combined three extensions. This phase would provide approximately 1000 additional grave sites. (Phase 3).

The motion was seconded by **Rick Dutson**.

**Amended Motion:**

**Sid Young** made an amended motion to remove Phase 3 from the proposal. The **Mayor** asked for a second to the motion. There was no second made, but **Cory Ritz** said he was willing to approve the amended motion with a modified Phase 3 (fewer grave sites). **Sid Young** said he would also accept a modified Phase 3 to add grave sites along the north side of Phases 1 and 2.

**Vote on the amended motion:**

Council Members **Cory Ritz** and **Sid Young** approved the amended motion. **Jim Talbot** and **Rick Dutson** did not approve the amended motion, and because there was a tie vote, **Mayor Harbertson** voted no, and the motion did not pass.

**Vote on the original motion:**

The original motion was approved by Council Members **Dutson**, **Ritz**, and **Talbot**. **Sid Young** voted against the motion because he did not approve of Phase 3.



**Dave Millheim** said the City could take a hard core approach to this issue, but they want to be sensitive to the neighborhood. This plan will be presented to the residents, and their concerns will be considered. The **Mayor** agreed that good communication is vital, and he urged City staff to listen to any suggestions and/or ideas the residents may have. **Cory Ritz** said his preference is for Phases 1 and 2 only, but he approved the original motion because of the City's pressing need for additional grave sites.

**Award of Bid for New Structure/Interface Fire Engine**

Fire Chief **Guido Smith** identified the need for a new structure/interface fire engine based on a formal hazard assessment study and 5-year business plan. The fire engine will be a critical component for effective fire protection in Farmington. A committee of nine firefighters was formed--each member with various levels of expertise and experience--and the top three bids were selected. Following a 28-point check off and comparison checklist, Rosenbauer was selected. He commended the Committee for their input and participation and said the following additional costs will be necessary:

- Factory trips for semi-final and final inspections
- Installation costs for the radio systems
- Specialized nozzles for high-pressure booster lines
- FFD reflective decals
- Shelving for FFD equipment

The fire engine will be manufactured in Minnesota, and the anticipated delivery date is 280-300 days from the execution of the contract.

**Motion:**

**Cory Ritz** made a motion to accept the bid of \$339,723 for a new Structure/Interface Fire Engine by Rosenbauer (Fire Trucks West, Inc.) and to approve the additional costs which shall not exceed a total of \$350,000. The motion was seconded by **Jim Talbot** and approved by Council Members **Dutson, Ritz, Talbot** and **Young**.

**Dave Millheim** commended Fire Department Captain **Rich Love** and other firefighters for rescuing a young lady who was in a bad way on the mountain on Monday night.

**PUBLIC HEARINGS:**

**Hampton Inn Appeal** -- (At the request of the applicant, this item was cancelled).

**Mixed Use Zone Text Changes**

These four proposed amendments were discussed during the work session.

***Public Hearing:***

**Mayor Harbertson** opened the public hearing at 8:00 p.m. There were no comments, and the public hearing was closed.

**Motion:**

**Rick Dutson** made a motion to approve the Ordinance amending or enacting Sections 11-18-105, 11-18-106(2), 11-18-107(2)(d)vi, 11-18-108(d)4.(m) of the Zoning Ordinance. **Sid Young** seconded the motion which was approved by Council Members **Dutson, Ritz, Talbot and Young**.

***Findings:***

1. Large buildings with several dwelling units (more than six) are not compatible with the medium density residential designation in mixed use zones;
2. The Office Mixed Use area is primarily for office and commercial uses. Large high density housing projects are a primary use and should not be permitted in OMU areas;
3. The two-story height and greater open space requirements are more compatible with the purposes of the RMU zone;
4. Economic environments change, and often futures are uncertain. Development plan and PMP approvals in the mixed use zone should have standards related to expiration for such approvals.

**Mixed Use General Plan and Zoning Map Amendments**

**David Petersen** gave a brief explanation of the proposed amendments.

***Public Hearing:***

**Mayor Harbertson** opened the public hearing at 8:12 p.m.

**Mike Romney**, 1451 Burke Lane, has lived on 2 acres in this area for 30 years. When he bought the land, it was zoned rural residential, and he could not have imagined Legacy Highway and the other development that has happened. He realizes that as progress comes, development cannot be stopped, and he knows a larger tax base will benefit the City. His main concern is that developers do not want to pay for his home—they are only interested in the land—and this will be financially devastating to him. He asked for the City's assistance in making a fair market value trade for his home and property, or he may have to remain on his little island in the middle of the development.

**Larry Haugen**, 94 East 500 North, owns property in this area and approves of this rezone. He does not want to have apartments on the other side of the Rio Grande railroad tracks because that will devalue his property. He would rather have office buildings than high density housing. He asked the City to assist **Mike Romney** and the other residents. The City needs a tax base, and he would like to see Farmington grow in the right direction and create jobs for residents.

**Jennifer Stowell**, 1764 W. Burke Lane, spoke at the previous public hearing—along with some of her neighbors—but **David Petersen** shared comments following the public hearing, and the residents were not allowed to respond. She said his comments were misleading, and she thinks the Planning Commission made their decisions prior to the actual meeting. This concerns her—that the Farmington City government is uninterested in protecting, first and foremost, the rights of its citizens. She is not opposed to an office park near the freeway, but she asked that the business district be restricted to the areas east of 1525 West and for a buffer zone between their property and the office buildings.

**Becky Goodrich**, 938 North 1875 West, apologized for not signing the email she sent to the Council. Her neighbor, **Lynette Elliott**, sent an email as well. The City has bragged about being named #12 on the list of best small towns in the U.S., but the designation was not given because of the creation of jobs in Farmington. She enjoys living in a place that is away from work. She will not be able to grow a garden because of less sunlight, and there will be light pollution at night. Her 11-year-old son spoke at the

Commission meeting and asked that his fort in the backyard be protected from lights and noise. She moved to this area because she wanted a more rural lifestyle, and she does not consider the bike path to be an adequate buffer.

**Cristy Shields** opposes this change and said the business park will not be successful. She asked that the office buildings be close to the freeway. If the Council approves this change, it will go against the rural lifestyle that Farmington is known for. The vacancy rate for Class A Business Parks in Davis County is 18%, and there is a 30% vacancy rate for medical offices. West Farmington residents sometimes feel they are the “red-headed stepchild”, and east Farmington residents are the favorite child. She accused the Planning Commission and Council of making their decisions prior to the public hearings and said Station Park was **Dave Petersen’s** baby, and since it is failing, this proposal is a way for him to stop the bleeding. She loves the quiet community of Farmington and asked that the office park be located near the freeway.

**Kyle Stowell**, 1764 W. Burke Lane, said the City should have a “red barn” zone and encourage the building of red barns right up to Shepard Lane. Since it seems that there will be a business park in the area, he asked for a buffer area next to the D&RG rail trail and suggested a tiered approach with lower buildings located near the residential areas and higher buildings located near the freeway. He also suggested subdued lighting, moderate signage, and the preservation of the rural feel in west Farmington. The City overstepped its bounds—a change in zoning should be requested by the landowners. The largest property owner in this area is in the dark about what is happening. In its purest form, government has only the power granted to it by its citizens. He questioned the City’s right to rezone property it does not own which opposes the concept of “private property” rights and asked them to study the issue for a longer period of time.

**Heidi Herron**, 926 North 1875 West, said they were told that part of the reason for this office park is to support Station Park. If that is true, she wonders why the City plans to locate the office buildings in the center of this area and not closer to the freeway and the commercial district and further away from their homes. She agreed with **Kyle Stowell’s** comments and requested that homeowner’s rights be considered. She agreed that the taller buildings should be located closer to the freeway and that buffer zones should be implemented. She was grateful to hear the Council’s concern for the neighbors by the Cemetery and asked for the same consideration on this issue.

**Brian Goodrich**, 938 North 1875 West, moved to Farmington 2 ½ years ago, and it has not been a pleasant time because of the West Davis Corridor and other issues. He realized he should have found out where the City Council and Planning Commission members live and agreed that the west side does not receive the same consideration as the east side. He understands the need for progress and that the east side is expansion challenged, but he feels that this project is not progress. He purposely chose the end lot so that he would have a buffer zone next to his home. He asked why the entire area has to be changed at the same time and if apartments are allowed in the area as it is currently zoned.

**Keith Gold**, 118 Country Bend, supported the comments of his neighbors and said the homeowners in the area need to be protected. He suggested that the Council have a plan in place for its tax revenues and determine their strategy with regards to the proposed business park. He lived in Avon, Ohio—a city slightly smaller than Farmington—which had a wonderful retail mixed use area that drew a substantial amount of tax revenue, but the City Council was very committed to protecting the antiquity and historical significance of their city. He advised Farmington to do the same and determine whether or not the commercial project adds to or detracts from the values of the City.

Council Member **John Bilton** joined the meeting via telephone at 8:55 p.m.

**Jeff Cook's** family owns property in this area, and earlier this year a road was built directly across their land. A stream also runs directly across their property which means the area is dissected into four triangular sections. He expressed concern regarding the proposed 200-foot easement along the stream and said they have never been informed about this easement which would be impactful to their property.

**Eric Balmberg** agreed with many of the comments that were made previously, but he is concerned because of the potential for high density housing in the area. He works in a Class A Business Park (River Park) in South Jordan and enjoys driving there every day. It is located close to residential areas, and he would rather have an office park than a high density residential development in this area. He does not want a 4-story apartment complex or government subsidized renters in the area. He asked for additional information regarding a possible down zone and requested that the Council consider a phasing plan similar to the Cemetery proposal.

**Kevin Watts**, 852 North Mckittrick Lane, moved to Farmington from Logan five years ago. He purchased a home in the Ivory Homes subdivision west of Bukoos. He said there is a lot of empty business space in that area, and it is a pig hole. He spent \$500,000 on his home, and he loves it there because it is quiet. He will also have to deal with the possibility of the Legacy North highway coming through the area. He does not understand why this has happened so quickly and said he first heard about it a few weeks ago. He knows the City Councilmen all live on the east side, but he asked them to respect the feelings of west side residents and leave west Farmington as it is.

**Lynette Hadley**, 2233 South 150 East, Kaysville, has attended many Farmington City meetings. She lives on the Farmington/Kaysville border—they built in Kaysville because of the high standards at Davis High School, but they have also enjoyed living so close to Farmington. She is representing 73 homeowners who are very concerned with some of the decisions that are being made in the in the area. She grew up in West Valley City, and it has completely changed—office buildings and businesses have taken over the City. She feels bad for neighbors who live in north Farmington because bad things keep coming.

**James Greer**, 2154 West Rifleman Drive, asked several questions: (1) when was this area changed to the current Low-Density Residential (LDR) from agricultural? (2) who initiated the change? (3) Why is this being done now—to increase the tax base? (4) if so, what is the monetary difference between a residential tax base and an office building tax base? (5) Is it true that the Council is pushing this through to stop high density housing? The City plans to present the cemetery issue to the surrounding residents and hear their comments/suggestions. Why is there a difference between the two issues? Why didn't the City obtain feedback and suggestions from west Farmington residents prior to this decision?

**Rebecca Smith**, 776 North Browning Lane, purchased a lot with open space behind it in the Hunter's Creek subdivision five years ago. She loves the view of the mountains from her home. She shares the concerns of her neighbors in the Destination Homes development and along Burke Lane. If the plan moves forward, she requested that the City use a tiered approach with the higher buildings near the freeway. She would like to live on the east side of the freeway because she enjoys the large trees and the small rock buildings, but she wants the west side to be the same way in 20 years with taller trees and homes with character. She believes that this is also a betrayal of public trust and would rather have a cemetery in her backyard than an office building. She asked the Council to consider her feelings.

The public hearing was closed at 9:15 p.m.

**Mayor Harbertson** responded to the comments and concerns of the residents and pointed out that there is no way to stop progress and growth. Circumstances change, and property owners have the right to sell their property. The farmers in West Valley City eventually sold their property and moved on. It would

be great if we could move into our dream home and location and then lock the gate and not let anyone else in—but that will not happen. The City has a responsibility to plan and look toward the future, and this proposal was not done quickly. It was planned and discussed for many years—before he was elected and before many of the homes in west Farmington were built. Past City leaders determined that the City could not remain a residential community—a higher tax base is necessary to sustain a city. Many questions were asked: What should the City do? How can the City preserve its rural and historical feeling and prepare for the future? City leaders came up with a plan, and one suggestion was to have a Class A Business Park in west Farmington. The actual changes were not made then, but the City is at a point where decisions have to be made because a great deal of the current development in the City is being driven by the economy. He commented that he (along with City staff) deals with these and other issues daily, and earlier this year the City received applications for well over 1000 housing units. At that point the City felt that it was no longer an option to sit back and wait for something to happen—they had to move forward. He understands why some residents are questioning the rezoning of 240 acres, but the zoning must be in place or the City will lose the opportunity to determine its future. He explained that the 240-acre area was chosen because of the natural boundaries—Shepard Creek on the south, the City limits on the North, D&RG railroad on the west and I-15 on the east. This project consumes his time as **Mayor**, and he has a full-time job. He also pointed out that there are still plenty of issues in east Farmington. However, he is completely wrapped up in this job with the City because of all the concerns Farmington has right now. Someone said they would love to have a cemetery in west Farmington, but of course that cannot happen because of the high water table. There are vacancies in Farmington, but the available space is not even close to a Class A facility. Changes could happen right away, but the reality is that this office park will not happen soon—it will likely be a long process. Phasing, building heights, open space requirements and other issues will be handled with more detail during the ordinance process. He appreciated the comments and ideas which were shared and said the City wants to continue to hear from residents as they plan and look to the future. He loves the historical buildings and features in Farmington and believes that the west side will also have a historical feel which the Council does not want to disrupt.

**David Petersen** informed those in attendance that he does not have nearly as much authority as they think he has. The zoning change was made in 2004, and it was a collaborative effort between the City and Woodside Homes who were planning a development similar to Hunter's Creek, but they lost the property during the recession, and another developer currently owns it. The new owner was given several opportunities to offer input but did not respond and then flew in from Texas the morning of the Planning Commission meeting and approved the proposal. **Mr. Petersen** explained that 4-5 units per acre would be allowed in the LR zone, and prior to the text amendment which was approved earlier, 24 units per acre were allowed under the RMU zoning.

The **Mayor** said property taxes are assessed at 50% of the value, and on commercial properties or CA/BP, taxes are assessed at 100% of the value. So the tax base is much higher on CA/BP than it is on high density housing. Was this a ploy by the City to stop high density housing? We were concerned, but no—this is something that was being planned for the past 10 years. Why move in this direction now? Because there is a high interest in rentals—banks are loaning on rentals—and they are becoming very scarce. **Dave Millheim** confirmed that high density housing was certainly a concern, but it was not the sole factor. There are other areas in the City which may be at risk, and it is a high probability that the West Davis Corridor may be located on the northern border of this area. He has seen other cities make mistakes as they deal with transportation corridors and would like to avoid those mistakes. Farmington understands the UDOT, environmental, and funding processes which are involved and will use that knowledge to move forward with good decisions.

**Mayor Harbertson** informed the residents that Farmington has always been conservative in dealing with its tax base. In 2010 the City had a surplus of \$500,000 in their fund balance (unheard of in

this economy). This did not happen because of a huge windfall from Station Park; it happened because City staff cut their expenses and saved \$300,000. The other \$200,000 was because of under estimating revenues. Many cities across the state and country are raising their property taxes at an enormous rate. Water rates in West Bountiful recently doubled, and there was a substantial rise in property taxes because of poor planning and aging infrastructure. Because of the planning that has taken place, Farmington has not had to deal with large rate increases, and City officials are trying to prepare for the future.

**Rick Dutson** is almost finished with his second term on the City Council, and it has been a great privilege to serve Farmington. There has been a great deal of development during his two terms, and the City Council has tried to be very sensitive to the word “buffer” and has tried to lessen the negative impacts of each development on each resident. He feels discouraged, however, when he hears the term “red-headed stepchild” and said that if the residents had attended more meetings throughout this process, they would realize that is not true, and this specific item is not an effort to hurt anyone or to disregard anyone’s personal comfort or property values. It is the opposite—we want to help and assist **Mike Romney** and mitigate any pain or suffering he may have and work towards a solution to his problem! He appreciated the **Mayor’s** comments and suggested that residents take additional questions to City staff.

**Sid Young** is also finishing his second term on the City Council, and he has tried very hard to listen to the concerns of residents. Property rights were mentioned by several people, and there are always opposing forces with regards to property rights. The City has the responsibility to make decisions which are in the best interest of the City as a whole, but property owners have the right to sell their property for different types of uses. He agreed that buffering and phasing ideas should be pursued said that without the additional tax base, Farmington would struggle to avoid property tax increases.

**Cory Ritz** said he is at a disadvantage because he missed the work session, but he asked if there is phasing and/or buffering language in the CA/BP or OMU zoning which would allow the City do a better job enforcing the concept of buffering and if they currently have the right to limit building height and to require a tiered approach. **David Petersen** said there is currently a required open space percentage, and there are height restrictions—4-stories on local streets and 6-stories on collector streets. The City does not currently have a tiered approach in place for this area, but they are willing to look at an approach similar to the commuter rail stop in the transit mixed use (TMU) area.

**Dave Millheim** said if the Council is going to establish buffering parameters, they should not limit them to the height of the buildings. Language can be added to direct the open space and other physical constraints. **David Petersen** said additional constraints include a well known geological formation called the Farmington slide and six pair of high-powered gas lines which straddle both sides of the UTA tracks.

**Mr. Ritz** responded to the comments of **Becky Goodrich** and **Rebecca Smith** who commented that they want to continue to see wildlife in their backyard. He has owned two homes with open fields around them, but the open fields disappeared when additional development was completed. The only way to preserve open fields is for the current landowner or future landowners to leave it that way, so that cannot be a consideration, but buffering and protection of existing homeowners is paramount, and he asked that the specifics of the tiered approach and buffering be determined now.

**Dave Millheim** was the City Manager in South Jordan when the River Park business park was in the planning stages from 1996-1998. The entire project was 300 acres and developed in a white hot economic market. South Jordan made a significant commitment to infrastructure which facilitated the project, and it was driven by one developer. No one is an expert on when the market will get better, and Farmington is not even close to being ready for an office park. The Council decided to use a temporary building restriction (moratorium) which freezes the allowance of building permits in an area for 6 months.

The purpose is not to stop development but to allow time to study the issues. If a moratorium is used, a specific area and reason must be named—Farmington placed a moratorium on this specific area almost 6 months ago. He has worked with several cities through the years, and successful cities who survive difficult times are those with a 3-legged stool: (1) good housing; (2) good retail; and (3) good jobs. Farmington has done well with housing and retail is improving, but there is a lack of jobs. There are 146,000 wage earners in Davis County—43,000 leave the County to work. If Farmington was able to capture even 10% of those wage earners, it would be a huge improvement for many reasons.

**Jim Talbot** appreciated the input shared by the public but doubted that the public appreciated the City Council and the **Mayor**. He served on the Planning Commission for five years and was Chairman during a difficult time. This City Council (and past Councils and Planning Commissions) has been extremely concerned about the west side of Farmington. West Farmington is being picked on is because that is where the open land is located. The east side had just as many issues in the past and will continue to have issues of its own. He advised the residents not to go away thinking that this Council—or any other Council or Planning Commission that he has been associated with—does not listen to their comments. The decision may not turn out the way they wanted it to turn out, but the Council listened! He appreciated the good comments and ideas which were shared. He said the City is very concerned about protecting the things that are most important, but if the zoning is not in place and a large landowner purchases 240 acres, he can do exactly what he wants. It takes time and effort to master plan a city, and he asked them to please be aware that their comments have not fallen on deaf ears, and each of them made a difference. He would like to implement several of the ideas which were discussed during tonight's meeting, and he thanked them for attending the meeting. He suggested that if they would like to have an active role in the issues of the City, they should serve on the City Council or the Planning Commission. It is a tough but rewarding job, and he said **Mayor Harbertson** did an excellent job of addressing their concerns.

**John Bilton** said he has appreciated the public input. He informed the residents that he served on the Planning Commission prior to the City Council, and a great deal of time was spent discussing the proposed office park and related issues. The correct balance is sometimes difficult to achieve because the City cannot control the types of applications that are submitted. He asked if there would be a Site Plan and Architectural Review (SPARC) meeting during the application process. **David Petersen** replied that there would be and also suggested the formation of a committee of west Farmington residents to look more closely at the ordinance and determine any necessary changes. Several residents at the meeting said they would be willing to serve on a committee, and **Dave Millheim** said they would need to make a firm commitment to serve the duration of the project. He explained that this idea was initiated by the City as they worked on the general plan, but the property owners in the area were invited to several stakeholder meetings and provided helpful suggestions.

There were additional questions and discussion regarding zoning requirements, and **David Petersen** pointed out that if the City attempted a down zone to agricultural, they could be at risk legally. City leaders have tried to determine which options would be the least impactful to the neighborhood. The **Mayor** shared a couple of final comments—as he was looking at the map, he realized that the natural place for office park development will be near the freeway. He read an article recently regarding some citizens who blasted their City Council for not following the Robert's Rules of Order. He told the residents they were allowed to talk much longer than should be allowed because he felt it was important to hear all of their concerns. **Rick Dutson** pointed out that **David Petersen** did not lead the Station Park effort. He was more cautionary than many other people, and it was not his baby. **Jim Talbot** agreed and said Station Park is not failing—it will be a great project.

**Motion:**

**Rick Dutson** made a motion to approve the Ordinance amending the Farmington City General Land Use Plan Map by re-designating those areas north of Shepard Creek, west of I-15, south of Shepard Lane and east of the UTA Rails-to-Trails right-of-way identified as “Transportation Mixed Use” (TMU) and “Low Density Residential” (LDR) and “Medium Density Residential” (MDR) to “Class A Business Park” (CA/BP); and amending the Farmington City Zoning Map by re-zoning these same areas from RMU (Residential Mixed Use) and LR (Large Residential) and R-4 to OMU (Office Mixed Use) and designating the Shepard Creek Corridor on the General Land Use Plan Map between I-15 and the UTA right-of-way as “Public/Private Recreation, Open Space, and/or Park, Very Low Density” (PPR). The motion was seconded by **Sid Young** and approved by Council Members **Bilton, Dutson, Talbot and Young**. **Cory Ritz** did not approve the motion and said he is not opposed to the amendments but wanted the specific details to be determined prior to final approval of the Ordinance. The motion was approved by a 4-1 vote.

***Findings:***

1. A large area is set aside (approximately 240 acres) for Class A office park and ancillary mixed uses, which will provide jobs for the City and the County;
2. The change will increase future land values for the property owners, yet they can maintain their green belt status until they are ready to develop;
3. The City is putting to good use an asset located within the City limits (vacant land next to an interchange) to meet its long-term financial needs;
4. This area will provide increased future property taxes for the Davis School District, Davis County, and Farmington City, and other taxing entities, as office use assessments are considered at 100% of the value of the property.
5. It will result in a more balanced tax base for the City. As Station Park continues to grow, sales tax received will also continue to increase;
6. The changes to the General Plan and Zoning Map will enable another source of revenue for the City thereby reducing reliance on only sales tax revenue;
7. Property tax is a less volatile revenue source than sales tax;
8. A large day-time employment population will enhance even more the viability of the Station Park area resulting in increased sales tax;
9. It will reduce vehicle miles traveled (VMT) for the County and the City due to less commuter trips;
10. A reduction in VMT means cleaner air. The change in the General Plan and Zoning map will result in a better environment;
11. The City established an RDA area as a precursor to the Station park development. The proposed changes help fulfill commitments made to the taxing entities;
12. Sanitary sewer capacity is limited in the area. The change may reduce the need to increase this capacity;
13. The PPR designation is consistent with similar General Plan designations for other stream corridors and is consistent with the open space mixed use district identified on the Farmington TOD Regulatory Plan as set forth in Chapter 18 of the Zoning Ordinance.

**SUMMARY ACTION:**

**Minute Motion Approving Summary Action List**

1. Ratification of Approvals of Construction & Storm Water Bond Logs
2. Amended Agreement with Davis County regarding Elections
3. Surplus 1997 Ford Expedition Surveillance Truck to Layton PD
4. Development Agreement – Termination for Point of View, LLC



**Motion:**

**Sid Young** made a motion approve the items on the Summary Action List. The motion was seconded by **Jim Talbot** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

**GOVERNING BODY REPORTS:**

**City Manager Report**

- **Mr. Millheim** reported that the Memorial at the City Cemetery will be finished in October and suggested that the City host an event. There was a discussion of the date and time, who to invite, and ideas for a short program. The information will be included in the newsletter.
- He prepared a detailed memo with dates for the City Council orientation and asked for suggestions and comments from the Council.

**Mayor Harbertson**

- Several residents from the Spring Creek area came to the Town Hall meeting to receive an update regarding the Spring Creek Park. He looked at the area, and **Neil Miller** is preparing bids and further information will be provided to the Council within the next 30 days.
- He and several City staff members toured **Susan Maghan's** home as requested by the Council, and he confirmed that it is a very sad situation. He commended the efforts being made by both the City and the neighborhood to clean up the area.
- Farmington resident **Brent Bishop** received notice on the Verizon cell tower one or two days before the meeting and asked if the notices can be sent out sooner. **David Petersen** confirmed that the notices were sent out one week prior to the meeting.

**Jim Talbot**

- Several of his neighbors have requested that a missing fire hydrant in Somerset Farms be replaced. **Dave Millheim** asked the Fire Chief to handle the issue but said he would follow up on the request.
- He and **Rick Dutson** attended the BBC Cottages meeting (principal property owner in the CA/BP area), and the owner was completely unprepared—the meeting was not helpful or productive.
- He would like to allow candidates to place campaign signs on City property several days prior to the general election to remind residents to vote. **Dave Millheim** said he will include the issue on the agenda of the October 18, 2011 City Council meeting.
- **David Petersen** reported that City staff inspected the home in **Jim Talbot's** neighborhood. They found a broken step on the back stairway, but the junk next to the home has mostly been cleaned up, and they found no code violations. He also reported that he is working on an ordinance for the smoke shop (as per a request from the City Council).

**Sid Young**

- He received several comments from residents who enjoy ice fishing in Farmington Pond during the winter, and they asked why the access road is closed during the winter. **Dave Millheim** agreed to speak with the Public Works Department regarding the issue.
- He believes that if the road for the cemetery is combined with the road to the tennis courts and the playground, the cemetery will take over.

**Rick Dutson**

- He attended the dedication of the Doug Miller Tribute Project in the Farmington Bay Waterfowl Management Area of the Great Salt Lake on September 28, 2011—a living landmark which now bears the name of Utah’s most famous outdoorsman. Ducks Unlimited (DU) unveiled the sign bearing tribute to “Mr. Outdoors” with the 370-acre wetland unit as a backdrop. It was an impressive honor for **Doug Miller**.
- He and City staff met with Monson Engineering to discuss a digital form of records storage which is a good starting point as the City plans for future storage options.
- He told **Sid Young** that his heart is with him on the cemetery issue, and he hopes the City can be creative with future decisions regarding the cemetery.
- He is also working on the ordinance for the smoke shop.

#### Cory Ritz

- He spoke with a real estate agent who was cited for a sign size violation and asked if there was uneven signage enforcement—the agent has seen other signs in the City which are in violation but have not been cited. **Mr. Ritz** asked that City staff conduct fair signage enforcement.
- He also attended the **Doug Miller** dedication which was a nice event.

#### John Bilton

- He asked if a representative from the BBC Cottages (owner of the large piece of property in the CA/BP area) attended tonight’s meeting, and the City Manager said no one attended.

#### **CLOSED SESSION**

##### **Motion:**

At 11:00 p.m. **Jim Talbot** made a motion to adjourn to a closed session to discuss the professional competency and character of an individual and to discuss the acquisition of real property and/or other reasons permitted by law. The motion was seconded by **Sid Young** and approved by Council Members **Bilton, Dutson, Ritz, Talbot and Young**.

#### Sworn Statement

I, **Scott C. Harbertson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.

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**Scott C. Harbertson, Mayor**

##### **Motion:**

At 11:20 p.m. Rick Dutson made a motion to reconvene into an open meeting. It was seconded by Jim Talbot and approved by Council Members **Bilton, Dutson, Ritz, Talbot and Young**.

#### **ADJOURNMENT**

##### **Motion:**

Rick Dutson made a motion to adjourn the meeting. The motion was seconded by Jim Talbot and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**. The meeting was adjourned at 11:20 p.m.

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**Holly Gadd**, City Recorder  
Farmington City Corporation

## FARMINGTON CITY COUNCIL MEETING

October 18, 2011

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### WORK SESSION

*Present: Mayor Scott Harbertson, Council Members Rick Dutson, Cory Ritz, and Sid Young, City Manager Dave Millheim, City Finance Director Keith Johnson, Community Development Director David Petersen, City Engineer Paul Hirst, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Members John Bilton and Jim Talbot were excused.*

Mayor Harbertson began the work session at 6:10 p.m., and the Council reviewed the agenda items. City Manager Dave Millheim gave a brief report of the following items: (1) Upcoming agenda items; (2) To Do lists; (3) Building Activity Report for September; (4) Stop Work Order-Park Lane Village; (5) Mandatory Employee Meeting Agenda; and (6) Hampton Inn Impact Fee challenge. City Engineer Paul Hirst presented preliminary elevations of the well house.

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### REGULAR SESSION

*Present: Mayor Scott Harbertson, Council Members John Bilton, Rick Dutson, Cory Ritz, Jim Talbot and Sid Young, City Manager Dave Millheim, Community Development Director David Petersen, Associate City Planner Christy Alexander, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. (Council Member John Bilton arrived at 7:45 p.m. and Council Member Jim Talbot joined the meeting via telephone at 7:00 p.m.)*

### **CALL TO ORDER:**

#### Opening Comments/Invocation/Pledge of Allegiance

Mayor Harbertson opened the meeting at 7:00 p.m. and welcomed those in attendance, including Calvin Barnett and Jacob Barnett of the Youth City Council. Sid Young offered the invocation, and the Pledge of Allegiance was led by local Boy Scout Ammon Taylor of Troop 1823.

### **REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:**

#### Executive Summary for the Planning Commission meeting held September 29, 2011

A summary of the items reviewed and actions taken was included in the staff report.

### **PRESENTATION OF PETITIONS AND REQUESTS:**

#### Presentation of new Utah State Flag – Julie Fisher

Mayor Harbertson introduced Julie Fisher, State Representative from Fruit Heights, who was recently appointed by Governor Herbert as the Executive Director of the Department of Community and Culture. She gave a brief history of the flag and presented the City with a new Utah State Flag.

#### Introduction of new Fire Marshal/Administration of Oath of Office

Fire Chief **Guido Smith** presented **Paul Hayward** as the new Farmington City Fire Marshal. City Recorder **Holly Gadd** performed the administration of the Oath of Office, and the **Mayor** and City Council welcomed **Mr. Hayward** to the Farmington Fire Department.

#### **Recognition of Gavin Goodfellow for construction of Fire Hazard sign for the Fire Department**

Fire Chief **Guido Smith** felt the City could benefit from a public notification board which would identify potential fire hazards in the City. It is commonly referred to as a “Smokey the Bear” sign. Once the sign was acquired, Boy Scout **Gavin Goodfellow** (dad **Wayne Hansen** is a firefighter engineer with the FFD) installed a post to hold the sign and mounted the sign. It is located on the corner of 100 East 100 North, and the following boy scouts assisted with the project: **Logan and Gage Goodfellow, Colten Simmons, Brandon, Weston and Austin Tingey, Chase Maxfield, Cade Thompson, Eric Fromberg, Scott Reeder, and Jared Christensen.**

**Dave Millheim** informed the public that the City obtained a \$100,000 fire truck through a federal program—the City paid \$1500 to outfit the truck. It should be completed by the end of October, and it will be an asset to the City because it has 4-wheel drive and holds 1500 gallons of water.

#### **UDOT Presentation regarding the West Davis Corridor project**

**Mayor Harbertson** thanked those who came to hear UDOT’s presentation and introduced UDOT Project Manager **Randy Jefferies**. He also introduced **Monica Seegmiller**, who is a member of UDOT’s public involvement team. **Mr. Jefferies** reminded those in attendance that the WDC study is an 8-step process as part of the Environmental Impact Statement (EIS), and UDOT is currently on Step #3 which is developing and screening the alternatives. The two Farmington options will be screened in greater detail over the next few months, and the analysis will be included in a draft EIS which will be shown to the public in the summer of 2012. The EIS will be finalized in the spring of 2013, and the final decision will be made during the summer of 2013.

UDOT was pleased with the reaction and response to their original presentation. More than 2600 people attended open houses, and 5000 comments were submitted. Several changes were made to the traffic model—the north end of the WDC now terminates at 4000 South in Hooper rather than 12<sup>th</sup> street in Ogden. UDOT also met with farmers and the Farm Bureau to study agriculture, and the wetlands, trails, and transit were studied in greater detail. **Mr. Jefferies** referred to Option A (blue) and Option B (orange) and said UDOT is addressing specific issues regarding the Glovers Lane interchange, including:

1. The design of the Glovers Lane interchange;
2. Moving the alignment to the north side of Glovers to avoid the waterfowl management area;
3. The impact to homes, power line structures, and additional wetlands;
4. An intersection at Shirley Lane and Glovers Lane which may need to be changed;
5. The impact to the Buffalo Ranch and a mink farm;
6. The concerns of the Central Davis Sewer District;

UDOT feels that this is an improvement over the alignment which was presented in February, and moving the road to the north side impacts fewer homes. **Mr. Jefferies** then reported on several issues regarding the proposed Shepard Lane interchange. Residents are concerned about an elevated highway (they believe a ground level road would be a better choice), bottlenecks, evacuation routes, and pedestrian crossings. Those who are impacted by the Shepard Lane connection would rather have a Glovers Lane connection, and vice versa. The Oakridge Golf Course may also be impacted on the east side of I-15, and UDOT plans to fully utilize a 146-foot wide gap which will minimize the impact to homes.

Council Member **John Bilton** arrived at the meeting at 7:45 p.m.

**Rick Dutson** asked if both options would remain on the map until the end of the process, and **Mr. Jefferies** replied that both options will continue to be studied until the record of decision is signed. The **Mayor** asked if both options will remain when the EIS draft is released in spring of 2013 and if it would be possible for a change to be made at that point. **Mr. Jefferies** explained that UDOT will likely include a recommendation in the draft EIS, and changes could still be made at that point. He said UDOT is not the decision maker in this process; the Federal Highway Administration makes the decision, and a permit to build the highway must be obtained from the Army Corps of Engineers. Key agencies need to support the recommendation, so UDOT's goal is to provide adequate documentation and analysis to those agencies. The **Mayor** commented that UDOT's plan shows one interchange at Shepard Lane and one interchange at Glovers Lane, but the long-range plan is to have a second interchange in the Shepard Lane area as well as local interchanges at 950 North and/or 1100 West. He asked if that is taken into consideration during this analysis, and **Mr. Jefferies** replied that UDOT knows there are future interchanges associated with either alternative, but how they will weigh into the consideration is not known.

**Cory Ritz** commented that this is not just an evaluation of a long, no-access highway—UDOT is taking into account local access interchanges at strategic points on and off of Legacy Parkway. **Mr. Jefferies** said that was correct, but in Farmington those are identified as future interchanges. For example, 200 North is an existing roadway, and the long-range plan is for the WDC to have an interchange at 200 North. The interchanges are part of the City's plan, but UDOT does not have any facilities to connect to other interchanges, so they are not part of the WDC project. **Cory Ritz** asked if UDOT is proposing a zero access highway which will completely bypass Farmington City. **Mr. Jefferies** said yes and that his comment would be taken into consideration. He asked if that was acceptable and if it meets the City's long-range plans. **Cory Ritz** said he did not think it would meet UDOT's needs and goals to have a highway with no emergency access between Glovers Lane in Farmington and 200 North in Kaysville. **Mr. Jefferies** said that was a comment he had not previously heard, and UDOT will discuss that specific issue with the Farmington City.

**Sid Young** asked for additional clarification on the wetlands, if costs are a consideration on the final decision, and if UDOT has planned transit corridors. **Mr. Jefferies** showed the realignment which avoids some wetlands but impacts others. Previous alternatives for this 20-mile major highway were in the \$800 million range, but the cost of these two options will be about \$450 million. The costs will be factored in, but other factors such as environmental and agricultural protections and laws will probably be stronger factors. **Mr. Jefferies** said transit must be part of the plan as well. The purple line shows a bus rapid transit route. The Frontrunner Station at 4000 South in Roy would have a bus that would circulate to the Clearfield Station. The bus would be nicer and more accommodating than a local bus to achieve a higher ridership. There would be automatic ticket machines and a Queue-Jump Lane which allows buses to bypass lines of cars and receive a green light prior to the cars which would encourage people to use public transportation. Both Davis and Weber counties have great trail systems, and UDOT plans to facilitate a connection between the Syracuse trail system and the D&RG trail system and provide underpasses for some of the busier intersections to make the trails safer and more efficient. They will ask local cities and counties to fund the capital improvements and maintenance of the trails. An advantage to that plan is that the trails can be broken out as separate projects and possibly happen sooner than the WDC project.

**Mr. Jefferies** said they will continue to visit the cities and counties that are affected by the WDC project and hold resident working group and various stakeholder meetings. The technical data—which will include the interchange designs—will be released in the next few weeks. The first time UDOT will state their preference is when they release the draft to the public. He issued a reminder for the public to visit UDOT's website for WDC updates.

**Dave Millheim** said the Farmington City Council took a formal position on their preferred WDC alternative, and he asked how much that position weighs into the equation as it relates to the other alternative. **Mr. Jefferies** said it will be considered along with all of the other input. Although this is a regional project, UDOT realizes that each city has its preferences, and they respect those preferences and the preferences of individual homeowners. UDOT evaluates every comment and alternative objectively against their goals and criteria. **Mr. Millheim** said that while UDOT may be thinking about future transportation connections, Farmington is woefully unprepared to pay for those even though they shown are on the City's master transportation plan. Farmington is very concerned about the additional interchanges and would like to be able to provide further comments on this issue and revise their statement to reflect that point. **Mr. Jefferies** said UDOT always accepts comments.

## **SUMMARY ACTION:**

### **Minute Motion Approving Summary Action List**

1. **Approval of Poll Workers for General Election**
2. **Greg and Rachel Brenchley Water Line Agreement**
3. **Cooperative Agreement with UDOT allowing the transfer of portions of Park Lane to the City**
4. **Request by UDOT for payment of additional directional signs on I-15**
5. **Ordinance ending temporary zoning regulations**
6. **Ratification of Approvals of Construction & Storm Water Bond Logs**
7. **Approval of Disbursement List for August**

### **Motion**

**Rick Dutson** made a motion to approve the items on the Summary Action List. The motion was seconded by **Cory Ritz** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

## **NEW BUSINESS:**

### **Approval of Plat Amendment for Village at Old Farm PUD Phase 1**

**Christy Alexander** said the property owner plans to consolidate the parcels that were the entire Village at Old Farm PUD Phase 1 (two rental lots of .1 acre each) and a common area (.259 acres) with a portion of Parcel E (.054 acres) in the Village at Old Farm PUD Phase 3. The property will be divided in two and have a common driveway with a shared access easement placed on the driveway.

### **Motion**

**John Bilton** made a motion to approve the Ordinance and Vacation Order vacating all of the Village at Old Farm PUD Phase 1 subdivision plat, and thereafter approve the Village at Old Farm PUD Phase 1 Amended plat (2 lots), located at 1499 and 1503 North Main Street, to be recorded in the place thereof, subject to the findings established previously by the Planning Commission on September 15, 2011 as set forth in the attached supplemental information and the property owner providing a reciprocal access easement for both lots. The motion was seconded by **Sid Young** and approved by Council Members **Bilton, Dutson, Talbot** and **Young**. **Cory Ritz** stepped out of the room and did not vote.

### **Approval of Plat Amendment for Farmington Hills East Plat B**

### **Motion**

**Sid Young** made a motion to table this item. The motion was seconded by **John Bilton** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

## **GOVERNING BODY REPORTS:**

### **City Manager Report**

The City Manager's report was given during the work session.

### **Mayor Harbertson**

- He asked if the City Council would like to support Utah's alternative fuel awareness program by adding Farmington City's name to the Declaration.

### **Motion**

**Rick Dutson** made a motion to add Farmington City's name to the Declaration for Alternative Fuel Vehicle Awareness Month (November). The motion was seconded by **Sid Young** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

- He and **Dave Millheim** attended the Utah League policy meeting, and **Representative Jim Nielson** presented a bill which would change the local sales tax appropriation from: 50% point of sale and 50% population to: 25% point of sale, 50% population, and 25% the creation of new jobs. He thinks there is too much emphasis on retail rather than sustainable jobs. The League will likely oppose this change because the 50%-50% has worked well for 30 years.
- The Mayor of Mali, Africa attended a League conference in St. George. He was schooled at BYU and returned to Mali and made huge changes in his community. He is running for president of Mali and is the frontrunner in an election coming up next year. He would like to bring in 15-20 Mayors from Mali for training in city government and other areas—75% of the Mayors in Mali cannot read or write. Several organizations are coming together to support this project, and one of them may visit Farmington City during the week of December 4-8.
- There was a TEC meeting at Station Park to discuss the RDA, and representatives from Davis County, the State School Board, and Central Davis Sewer District attended. They had questions and concerns, were taken on a tour of Station Park, and were impressed with the development.
- He complimented Fire Chief **Guido Smith** for the safety night sponsored by the Fire Department. It was well attended, and there were hot scones and fire safety activities. He suggested that some of the funds from the Verizon cell tower could be used to supplement this program.
- Last Friday morning 50 people from Maricopa County, Arizona toured the Frontrunner because they are considering a light rail system. They have some very difficult issues to work with. Each city has their own mass transit funding, and it is divided by population so Phoenix owns the largest percentage and controls everything. They were impressed with Farmington's TOD and provided valuable feedback. The Mayor of each city was picked up along the way to Ogden and each city was showcased.



- Friday afternoon **David Petersen** scheduled a tour for planning professors and practitioners who were in Utah for a national conference—they teach planning principles. There were people who came from all around the world.
- **Mayor Harbertson** said the newly framed pictures of past Farmington City Mayors are finished and will be displayed in the near future.

#### Sid Young

- He asked about the timing of future Station Park construction. The Mayor said the park area plans to open the end of November, the restaurants will be open in the spring, and Gordman's is the only active construction on the north end. **Dave Millheim** said the City asked CenterCal to work with the Public Parks Dept. to improve the space behind Harmons, and CenterCal provided the funding for the area to be landscaped and create a green area.

#### Rick Dutson

- Restaurants usually require approximately 3 months from the start of construction to the opening.
- He attended a YCC meeting and said the young people are very responsible and committed.

#### Cory Ritz

- He has been stopped by several people in west Farmington who were lost and unable to find their way to Legacy Parkway and asked if the City could install better signs in the area.
- He urged the City to draft a letter to UDOT stating the City's opposition to a zero access highway through Farmington. The Council agreed and **Dave Millheim** said he would draft a letter.

#### John Bilton

- He asked for an update on the **Alley Rose** home, but the City Manager did not have any information.
- He asked for feedback on the City Cemetery and was told that the meeting with neighbors is scheduled for November 3<sup>rd</sup>. **Sid Young** said the first preference of the neighbors is not to expand the Cemetery into the park at all.

#### Jim Talbot

- He said the only problem with listening to the meeting on the phone was that some of their voices were difficult to hear.

#### **CLOSED SESSION**

#### Motion

At 8:35 p.m. **Rick Dutson** made a motion to adjourn to a closed session to discuss property acquisition and pending litigation and/or other reasons permitted by law. The motion was seconded by **John Bilton** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

**Sworn Statement**

I, **Scott C. Harbertson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.

\_\_\_\_\_  
**Scott C. Harbertson, Mayor**

**Motion**

At 9:20 p.m. a motion to reconvene into an open meeting was made by **Rick Dutson** and seconded by **John Bilton**. The motion passed with Council Members **Bilton, Dutson, Ritz, Talbot** and **Young** all voting in favor.

**ADJOURNMENT**

**Motion**

**Rick Dutson** made a motion to adjourn the meeting. The motion was seconded by **John Bilton**, and it was approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**. The meeting was adjourned at 9:20 p.m.

\_\_\_\_\_  
**Holly Gadd, City Recorder**  
Farmington City Corporation

CITY COUNCIL AGENDA

For Council Meeting:  
November 1, 2011

**S U B J E C T:** Executive Summary for Planning Commission held October 13, 2011

**ACTION TO BE CONSIDERED:**

No action required.

**GENERAL INFORMATION:**

See enclosed staff report prepared by Christy Alexander.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
RICK DUTSON  
CORY R. RITZ  
JIM TALBOT  
SID YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Mayor and City Council

From: Christy Alexander, Associate City Planner

Date: October 12, 2011

SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION ON OCTOBER 13, 2011

### RECOMMENDATION

No action required.

### BACKGROUND

The following is a summary of Planning Commission review and action on October 13, 2011 [note: seven commissioners attended the meeting—Chairman Randy Hillier, Jim Young, Rick Draper, Nelson Michaelson, Michael Nilson, Kris Kaufman and Brett Anderson]:

1. Farmington City – Applicant is requesting approval of a conditional use permit for Spring Creek Park located at approximately 840 North 1875 West in an AE zone. (C-18-11)

Approved, Vote: 7 – 0.

2. Miscellaneous – The Planning Commission discussed whether it would like to pursue a Demolitions Ordinance and the Commission agreed it would be a good idea if it would help protect the historic district and the definition of "any structure" be further defined as anything larger than 200 square feet. The Commission also reviewed the Planning Commission Policies and Procedures to make any revisions deemed necessary. It will be reviewed by the City Attorney then brought back to the Commission for a final review.

Respectfully Submitted

Christy J. Alexander  
Associate City Planner

Review & Concur

Dave Millheim  
City Manager

## CITY COUNCIL AGENDA

For Council Meeting:  
November 1, 2011

**S U B J E C T:** Recognition of Sid Young as the Trail Advocate of the Year

### **ACTION TO BE CONSIDERED:**

None.

### **GENERAL INFORMATION:**

George Chipman will present a "Certificate of Appreciation" to Sid Young for his service and support of the Farmington Trails System.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
RICK DUTSON  
CORY R. RITZ  
JIM TALBOT  
SID YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: George G. Chipman, Farmington Trails Committee Chair

Date: October 19, 2011

**SUBJECT: RECOGNITION OF SID YOUNG AS THE TRAIL ADVOCATE OF THE YEAR**

### RECOMMENDATIONS

1. Grant ten minutes on the next available City Council agenda for George Chipman to announce Sid Young as the Farmington Trails Committee's selection as the Trail Advocate of the Year for 2011.
2. Allow a certificate of appreciation to be presented to Sid Young for his service and support of the Farmington Trails System.

### BACKGROUND

The Farmington Trails Committee (FTC) is a great asset to the City whose members serve diligently without compensation on behalf of our residents. Each year a person is selected by the FTC to be honored for their contribution to our trail system. Sid Young has served faithfully for six years as a City Council representative to the FTC and has been a great help to the FTC in our efforts. Sid has served a total of eleven years in City government with positions on the City Council and City Planning Commission. Such an honor is befitting someone who has given so much to our City and our trails.

Respectfully submitted,

George G. Chipman  
FTC Chair

## CITY COUNCIL AGENDA

For Council Meeting:  
November 1, 2011

### **S U B J E C T: Minute Motion Approving Summary Action List**

1. Amendment to Title 8 Chapter 5 regarding Excavation Permits
2. Approval of Plat Amendment for Farmington Hills East Plat B
3. Volunteer Chaplain Position for Fire Department
4. Approval of Disbursement Lists for September

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
RICK DUTSON  
CORY R. RITZ  
JIM TALBOT  
SID YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: Walt Hokanson, Public Works Director

Date: October 17, 2011

### SUBJECT: EXCAVATION PERMITS

### RECOMMENDATION

Request that the City Council approve changes to Title 8 Chapter 5, Excavation Permits / Right of Way Permits Ordinance.

### BACKGROUND

A committee of City Staff reviewed Title 8 Chapter 5, Excavation Permits / Right of Way Permits Ordinance, and found some small changes that needed to be made. Those changes were sent to Lisa Romney for her review. She made a few additional changes, mostly punctuation and grammar. These revisions clarify who needs to obtain a permit, helps to protect the public's safety and cleans up the grammar and punctuation problems.

Respectfully Submitted,

Walt Hokanson  
Public Works Director

Review and Concur,

Dave Millheim  
City Manager



**FARMINGTON, UTAH**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING AND RECODIFYING TITLE 8, CHAPTER 5, OF THE FARMINGTON CITY MUNICIPAL CODE REGARDING EXCAVATION PERMITS.**

**WHEREAS**, the City Council has previously enacted Title 8, Chapter 5, of the Farmington City Municipal Code regarding Excavation Permits; and

**WHEREAS**, City Staff has recommended various changes to the provisions of Title 8, Chapter 5, regarding street excavations, permitting, franchises, fees, and other related provisions regarding the use and management of the City's rights-of-way; and

**WHEREAS**, the City Council has reviewed and desires to adopt the proposed revisions and amendments to Title 8, Chapter 5, of the Farmington City Municipal Code regarding street excavations and the use and management of the City's rights-of-way as more particularly provided herein; and

**WHEREAS**, the amendments to Title 8, Chapter 5, are enacted in accordance with and subject to the authority provided by State law, including, but not limited to, the City's police power and other statutory provisions set forth in *Utah Code Ann.* §§ 10-8-11, 10-8-13, 10-8-23, and 10-8-84, and provisions of the Protection of Highways Act, as set forth in *Utah Code Ann.* §§ 72-7-101, *et seq.*, as amended; and

**WHEREAS**, the City Council finds that such amendments will promote the public interest to regulate the use and management of the City's rights-of-ways and are in the best interest of the public health and safety.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:**

**Section 1. Amendment.** Title 8, Chapter 5, regarding Excavation Permits, is hereby amended to read in its entirety as more particularly set forth in **Exhibit "A,"** attached hereto and incorporated herein by this reference.

**Section 2. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

**Section 3. Effective Date.** This Ordinance shall become effective immediately upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,  
STATE OF UTAH, THIS \_\_\_\_ DAY OF NOVEMBER, 2011.

FARMINGTON CITY

ATTEST:

\_\_\_\_\_  
Holly Gadd  
City Recorder

By: \_\_\_\_\_  
Scott C. Harbertson  
Mayor

Voting by the City Council:

	■ AYE.	■ NAY.
Councilmember Bilton	_____	_____
Councilmember Dutson	_____	_____
Councilmember Ritz	_____	_____
Councilmember Talbot	_____	_____
Councilmember Young	_____	_____

**EXHIBIT "A"**  
**TITLE 8, CHAPTER 5**  
**EXCAVATION PERMITS**

**CHAPTER 8-05. EXCAVATION PERMITS / RIGHT OF WAY PERMITS**

<b>8-5-010.</b>	<b>Title.</b>
<b>8-5-012.</b>	<b>Authority.</b>
<b>8-5-015.</b>	<b>Administration.</b>
<b>8-5-017.</b>	<b>Definitions.</b>
<b>8-5-020.</b>	<b>Permit Required.</b>
<b>8-5-030.</b>	<b>Permit Application Requirements.</b>
<b>8-5-032.</b>	<b>Application Review and Approval.</b>
<b>8-5-035.</b>	<b>Franchise Required.</b>
<b>8-5-040.</b>	<b>Emergency Work.</b>
<b>8-5-050.</b>	<b>Application and Permit Fees.</b>
<b>8-5-060.</b>	<b>Permit - Contents, Duration and Extensions.</b>
<b>8-5-070.</b>	<b>Permit - No Transfer or Assignment.</b>
<b>8-5-080.</b>	<b>Compliance with Standards and Specifications.</b>
<b>8-5-082.</b>	<b>Boring Requirements.</b>
<b>8-5-085.</b>	<b>Minimum Interference.</b>
<b>8-5-090.</b>	<b>Other Highway Permits.</b>
<b>8-5-100.</b>	<b>Relocation of Structures in Public Right-of-Ways.</b>
<b>8-5-110.</b>	<b>Impact of Excavation on Existing Improvements.</b>
<b>8-5-120.</b>	<b>Restoration of Public Property.</b>
<b>8-5-130.</b>	<b>Insurance Requirements.</b>
<b>8-5-140.</b>	<b>Bonds - When Required, Conditions, Warranty.</b>
<b>8-5-150.</b>	<b>Hold Harmless Agreement; Limitations on City Liability.</b>
<b>8-5-160.</b>	<b>Work Without Permit - Penalty.</b>
<b>8-5-170.</b>	<b>Failure to Comply; Default in Performance.</b>
<b>8-5-180.</b>	<b>Failure to Conform to Design Standards - Penalty.</b>
<b>8-5-190.</b>	<b>Appeal of Suspension, Revocation, or Stop Order.</b>
<b>8-5-200.</b>	<b>Tampering with Traffic Barricades.</b>
<b>8-5-210.</b>	<b>Conflict with Governing Provisions.</b>
<b>8-5-220.</b>	<b>Violation - Penalty.</b>

**8-5-010. Title.**

This Chapter shall be known as and may be referred to as the Farmington City Excavation Permit Ordinance.

**8-5-012. Authority.**

This Chapter is adopted pursuant to and in accordance with applicable provisions of state law regarding a municipality's right to regulate its rights-of-way and under the City's police power to establish procedures and standards for the safe use of its rights-of-ways, including, but not limited to, the provisions set forth in *Utah Code Ann.* §§ 10-8-11, § 10-8-13, § 10-8-23, and § 10-8-84, as amended, and provisions of the Protection of Highways Act, as set forth in *Utah Code Ann.* §§ 72-7-101, *et seq.*, as amended.

**8-5-015. Administration.**

This Chapter shall be administered and enforced by the Public Works Director, or his or her authorized designees.

**8-5-017. Definitions.**

(a) "Applicant" means any person who makes application for an excavation permit under the provisions of this Chapter.

(b) "Emergency" means any unforeseen circumstances or occurrence, the existence of which constitutes a clear and immediate danger to persons or property, or which causes interruption of utility services.

(c) "Manual on Uniform Traffic Control Devices" means the manual on proper barricading and traffic control practices, as published by the federal government.

(d) "Permittee" means any Person which has been issued a permit and thereby has agreed to fulfill the requirements of this Chapter.

(e) "Person" means an individual, partnership, association, trust, corporation, firm, company, organization, or entity of any kind.

(f) "Property Owner" means any person or persons who have legal title to property and/or equitable interest in the property.

(g) "Provider" means any person providing utility, cable or telecommunications services to another through the use of a system of facilities and infrastructure which uses the public rights-of-way, or any person who owns or operates such a system and leases it to another for the purpose of providing utility, cable or telecommunications services to another, or any public utility company which uses the public rights-of-way for purposes of providing gas, electrical, water or other utility product or services for the use by the general public.

(h) Public Right-of-Way "Public Right-of-Way" means and includes all municipal streets, alleys, roads, lanes, footpaths, walkways, sidewalks and easements within the City dedicated to the public; provided, Rights-of-Way shall not include any real or personal property of the City that is not specifically described herein and shall not include utility easements not within rights-of-way of the City.

(i) "Standards and Specifications" mean the latest version of the Farmington City Standard Details for construction of public improvements and other construction within the Public Rights-of-Way as adopted by the City.

**8-5-020. Permit Required.**

Any person desiring to perform work of any kind in a Public Right-of-Way, other than the City or its authorized employees and agents, shall be required to apply for and obtain an Excavation Permit from the City. For safety purposes dumpsters are not allowed on the street. Any contractor or developer installing a service connection within the Public Right-of-Way shall be required to obtain an Excavation Permit in accordance with the terms and conditions of this Chapter. Any person performing work in the Public Right-of-Way, including use of dump trucks, cement trucks, cranes, pumper trucks and landscaping trucks, shall be required to apply for and obtain an Excavation Permit from the City. The decision by the City to issue an Excavation Permit shall include, among other factors determined by the City, the following:

(a) The capacity of the Public Right-of-Way to accommodate the facilities or structures proposed to be installed in the Public Right-of-Way;

(b) The capacity of the Public Right-of-Way to accommodate multiple wire in addition to cables, conduits, pipes or other facilities or structures of other users of the Public Right-of-Way, such as electrical power, telephone, gas, sewer and water;

(c) The damage or disruption, if any of public or private facilities, improvements, or landscaping previously existing in the Public Right-of-Way; and

(d) The public interest in minimizing the cost and disruption of construction from numerous excavations of the Public Right-of-Way.

**8-5-030. Permit Application Requirements.**

(a) Application for a permit shall be filed with the Public Works Director on forms to be furnished by the City.

(b) Only the following persons or entities shall be eligible to receive an Excavation Permit to do work within the Public Rights-of-Way of the City:

(1) Contractors licensed by the State of Utah as general contractors; or

(2) Providers.

(c) All Applications shall include excavation plans and details, showing the trench detail including the length, width, and depth of the trench, the exact location and address of the trench, and the relationship of the trench to the right-of-way lines, traffic lanes, intersections, signals and structures. Trenches must meet OSHA standards.

(d) All Applications shall be in compliance with the Manual on Uniform Traffic Control Devices.

(e) All Applications shall including the requisite application fee, bonds and insurance certificates as more particularly set forth in this Chapter.

**8-5-032. Application Review and Approval.**

(a) The Public Works Director shall review all Applications and may deny the issuance of permits to contractors, Providers, utility companies, or other permit Applicants who have shown by past performance that in the opinion of the Public Works Director they will not consistently conform to the Standards and Specification, or the requirements of this Chapter.

(b) When necessary, in the judgment of the Public Works Director , to fully determine the relationship of the work proposed to existing or proposed facilities within the Public Rights-of-Way, or to determine whether the work proposed complies with the Standards and Specification the Public Works Director may require the filing of engineering plans, specifications and sketches showing the proposed work in sufficient detail to permit determination of such relationship or compliance, or both, and the application shall be deemed suspended until such plans and sketches are filed and approved.

(c) It shall be unlawful for any person to commence work upon any Public Right-of-Way until the Public Works Director has approved the application and until an Excavation Permit has been issued for such work. Any installation of or modification to a driveway within the Public Right-of-Way shall also require review and approval from the Community Development Director or his or her designee.

(d) The disapproval or denial of an application by the Public Works Director may be appealed by the Applicant to the City Manager by filing of a written notice of appeal within ten (10) days of

the action of the Public Works Director. The City Manager shall hear such appeal as soon as practicable, if written request therefore is timely filed, and render his or her decision within three weeks following notice of such appeal. Any final decision of the City Manager issued hereunder may be appealed to the City Council by filing a written notice of appeal within ten (10) days from the date of the final decision issued by the City Manager. The City Council shall hear such appeal as soon as practicable, if written request therefore is timely filed, and render its decision within three weeks following notice of such appeal.

(e) In approving or disapproving work within any Public Right-of-Way, or permits therefore, in the inspection of such work; in reviewing plans, sketches or specifications, and generally in the exercise of the authority conferred upon him/her by this Chapter, the Public Works Director shall act in such manner as to preserve and protect the Public Right-of-Way and the use thereof, but shall have no authority to govern the actions or inaction of Permittees and Applicants or other persons which have no relationship to the use, preservation or protection of the Public Right-of-Way.

(f) An Excavation Permit is not required for Public Utility providers providing routine maintenance, accessing their utility within the Right-of-Way, including exercising valves, checking manholes, and other work that does not require road excavation and that is approved by the Public Works Director. However, all work within the Right-of-Way, including routine maintenance, shall be performed in accordance to City's standards and specification, the Manual of Uniform Traffic Devices, and other laws, regulations, and generally recognized practices of the industry.

#### **8-5-035. Franchise Required.**

Any person, governmental entity or Provider desiring to construct, maintain, repair, operate or use any improvements or facilities to be located within the Public Right-of-Way shall be required to obtain a franchise or other acceptable rights-of-way use agreement or license agreement with the City authorizing the use of the Public Right-of-Way for such improvements or facilities in accordance with the provisions of Section 8-2-103.1, as amended, in addition and prior to the issuance of any excavation permit for work within the Public Right-of-Way.

#### **8-5-040. Emergency Work.**

(a) Any person maintaining pipes, lines, or facilities in the Public Right-of-Way may proceed with work upon existing facilities without an Excavation Permit when emergency circumstances demand the work to be done immediately; provided an Excavation Permit could not reasonably and practicably have been obtained beforehand.

(b) In the event that emergency work is commenced on or within any Public Right-of-Way of the City during regular business hours, the Public Works Director shall be notified within one-half hour from the time the work is commenced. The person commencing and conducting such work shall take all necessary safety precautions for the protection of the public and the direction and control of traffic, and shall insure that work is accomplished according to City Standards and Specification, the Manual on Uniform Traffic Control Devices and other applicable laws, regulations, or generally recognized practices in the industry.

(c) Any person commencing emergency work in the Public Right-of-Way without an Excavation Permit shall immediately thereafter apply for a permit or give notice during the first hour of the first regular business day on which City offices are open for business after such work is commenced. An Excavation Permit for such emergency work may be issued which shall be retroactive to the date when the work was begun, at the discretion of the Public Works Director.

**8-5-050. Application and Permit Fees.**

(a) The City shall charge and the Applicant shall pay upon filing of an Application for an Excavation Permit, an application fee as more particularly set forth in the Consolidated Fee Schedule. The City shall charge and the Permittee shall pay upon issuance of the Excavation Permit, permit fees for costs associated with the work performed under the Excavation Permit as outlined in the Consolidated Fee Schedule. All application and permit fees shall be assessed in a non-discriminatory manner.

(b) The Public Works Director may waive permit fees or portions thereof provided for in this Chapter, when he or she determines that such permit fee:

(1) pertains to construction or rehabilitation of housing for persons whose income is below the median income level for the City;

(2) pertains to an encroachment on the Public Right-of-Way involving a beautification project which furthers specific goals and objectives set forth in the City's strategic plan, master plans, or other official documents, including decorative street lighting, building facade lighting, flower and planter boxes, and landscaping; or

(3) pertains to work that is performed for a public utility provider, is for the health, welfare or benefit to the City, and the applicant has worked with the City or provided services that offset City's costs.

(c) Additional charges to cover the reasonable cost and expenses of any required engineering review, professional services, inspection, and work site restoration associated with each undertaking may be charged by the City to each Permittee, in addition to the application and permit fees. A deposit for such charges may be required as a condition of permit approval.

**8-5-060. Permit - Contents, Duration and Extensions.**

(a) Each Excavation Permit Application shall state the starting date and estimated completion date. Work shall be completed within five (5) days from the starting date or as determined by the Public Works Director. Such determination shall be based upon factors reasonably related to the work to be performed under the permit. Such factors may include, in addition to other factors related to the work to be performed, the following:

(1) The scope of work to be performed under the permit;

(2) Maintaining the safe and effective flow of pedestrian and vehicular traffic on the Public Right-of-Way affected by the work;

(3) Protecting the existing improvements to the Public Right-of-Way impacted by the work; and

(4) The season of the year during which the work is to be performed as well as the current weather and its impact on public safety and the use of the Public Right-of-Way by the public;

(5) Use of the Public Right-of-Way for extraordinary events anticipated by the City.

(b) The Public Works Director shall be notified by the Permittee of commencement of the work within twenty-four hours prior to commencing work. The Excavation Permit shall be valid for the time period specified in the permit.



(c) If the work is not completed during such period, prior to the expiration of the permit, the Permittee may apply to the Public Works Director for an additional permit or an extension, which may be granted by the Public Works Director for good cause shown.

(d) The length of the extension requested by the Permittee shall be subject to the approval of the Public Works Director.

**8-5-070. Permit - No Transfer or Assignment.**

Excavation Permits shall not be transferable or assignable, and work shall not be performed under a permit in any place other than that specified in the permit. Nothing herein contained shall prevent a Permittee from subcontracting the work to be performed under a permit; provided, however, that the holder of the permit shall be and remain responsible for the performance of the work under the permit, and for all bonding, insurance and other requirements of this Chapter and under said permit.

**8-5-080. Compliance with Standards and Specifications.**

(a) The work performed in the Public Right-of-Way shall conform to the requirements of the Standards and Specifications and the Manual on Uniform Traffic Control Devices, copies of which shall be available from the Public Works Director, kept on file in the office of the City Recorder and open to public inspection during office hours.

(b) Where a job site is left unattended, before completion of the work, signage with minimum two inch (2") high letters shall be attached to a barricade or otherwise posted at the site, indicating the Permittee's name, or company name, telephone number, and after hours telephone number.

**8-5-082. Boring Requirements.**

Except as otherwise approved by the City, all lateral crossing excavations shall be placed by boring. If boring is impossible, a request for an exception may be made to the Public Works Director. Upon review and consideration of the submitted request and supporting information, the Public Works Director may approve the exception.

**8-5-085. Minimum Interference.**

All excavations shall be conducted in a manner resulting in a minimum amount of interference or interruption of street or pedestrian traffic. Inconvenience to residents and businesses fronting on the Public Right-of-Way shall be minimized. Suitable, adequate and sufficient barricades and/or other structures will be available and used where necessary to prevent accidents involving property or persons. Barricades must be in place until all of the Permittee's equipment is removed from the site and the excavation has been backfilled and proper temporary gravel surface is in place, except where backfilling and resurfacing is to be done by the City; in which case the barricades, together with any necessary lights, flares or torches, must remain in place until the backfill work is actually commenced by the City. From sunset to sunrise, all barricades and excavations must be clearly outlined by adequate signal lights, torches, etc. The Police Department and Fire Department shall be notified at least twenty-four (24) hours in advance of any planned excavation requiring street closure or traffic detour.

**8-5-090. Other Highway Permits.**

(a) Holders of permits for work on highways owned or under the jurisdiction of other government entities, but located within the City limits, shall not be required to obtain an Excavation Permit from the City under the provisions of this Chapter, unless deemed necessary by the City. Any City permit shall not be construed to permit or allow work on a County road or on a State highway within the City without an applicable County or State permit.

(b) The Public Works Director, in his or her discretion, shall have the right and authority to regulate work under permits issued by other governmental entities with respect to hours and days of work, and measures required to be taken by the Permittee of said governmental entity for the protection of traffic and safety of persons and property. Notwithstanding the foregoing, nothing in this Chapter shall be construed to impose any duty, implied or express, on the City or its employees, officers, agents or assigns, relative to the protection of traffic and safety of persons or property, arising out of the issuance of any permit issued by government entities other than the City, or arising out of any work performed on any Public Right-of-Way owned or within the jurisdiction of the City.

**8-5-100. Relocation of Structures in Public Rights-of-Way.**

(a) The Public Works Director may direct any person owning or maintaining facilities or structures in the Public Right-of-Way to alter, modify or relocate such facilities or structures as the Public Works Director may require. Such facilities or structure include, but shall not be limited to, sewers, pipes, drains, tunnels, conduits, pipe driveways, vaults, trash receptacles and overhead and underground gas, electric, telephone, cable, telecommunication and communication facilities, pressure irrigation lines, and power and telephone poles. The person owning or maintaining the facilities or structures shall, at their own cost and expense and upon reasonable written notice by the City, promptly protect, or promptly alter or relocate such facilities or structures, or part thereof, as directed by the City. In the event that such person refuses or neglects to conform to the directive of the City, the City shall have the right to break through, remove, alter or relocate such part of the facilities or structures without liability to such person. Such person shall pay to the City all costs incurred by the City in connection with such work performed by the City, including also design, engineering, construction, materials, insurance, court costs and attorneys fees.

(b) Any directive by the Public Works Director shall be based upon one or more of the following:

(1) The facility or structure was installed, erected or is being maintained contrary to law, or determined by the Public Works Director to be structurally unsound or defective;

(2) The facility or structure constitutes a nuisance as defined under State statute or City ordinance. (This Section shall not, however, be deemed to diminish the vehicle impound authority of the Police Department);

(3) The authority under which the facility or structure was installed has expired or has been revoked;

(4) The facility or structure is not in conformity with public improvements consistent with the General Plan of the City for the area;

(5) The Public Right-of-Way is about to be repaired or improved and such facilities or structures may pose a hindrance to construction; or

(6) The grades or lines of the Public Right-of-Way are to be altered or changed.

(c) Any person owning or maintaining facilities or structures in the Public Right-of-Way who fails to alter, modify or relocate such facilities or structures upon notice to do so by the Public Works Director shall be guilty of a class B misdemeanor. All costs of alteration, modification or relocation shall be borne by the person owning or maintaining the facilities or structures involved.

**8-5-110. Impact of Excavation on Existing Improvements.**

(a) If any sidewalk or curb ramp is blocked by excavation work, a temporary sidewalk or curb ramp shall be constructed or provided. Said temporary improvement shall be safe for travel and convenient for users, and consistent with City standards for such.

(b) Where excavations are made in paved areas, the surface shall be replaced with a temporary gravel surface until such time as the permanent repairs are completed.

(c) At any time a Permittee disturbs the yard, residence or the real or personal property of a private property owner or the City, such Permittee shall insure that such property is returned, replaced and/or restored to a condition that is comparable to the condition that existed prior to the commencement of the work. The costs associated with the disturbance and the return, replacement and/or restoration shall be borne by the Permittee.

(d) A Permittee shall reimburse a property owner or the City, for any actual damage caused by the Permittee, its subcontractor, or its independent contractor, in connection with the disturbance of such property. However, nothing in this Subsection shall require the Permittee to pay a subscriber or private property owner when that subscriber or private property owner requests that the Permittee remove, replace or relocate improvements associated with the service provided by the Permittee to the property owner and when the Permittee exercises due care in the performance of that service, or when the subscriber or private property owner provided false information to the Permittee on which the Permittee relied to its detriment.

(e) Existing drainage channels, such as gutters or ditches, shall be kept free of dirt or other debris so that natural flow will not be interrupted. When it is necessary to block or otherwise interrupt flow of the drainage channel, a method of rerouting the flow must be submitted for approval by the Public Works Director prior to the blockage of the channel. Permittee shall comply with all other storm water drainage requirements and restrictions, including, but not limited applicable provisions of the Storm Water Ordinance as set forth in Title 16, as amended.

(f) The requirements imposed upon the Permittee extend to any subcontractor or independent contractor that the Permittee might employ to perform the tasks pursuant to the permit.

(g) The requirements of this Section shall not apply to the removal by a Permittee, of a permanent structure placed by a property owner in the Public Right-of-Way, unless such property owner has received prior written permission from the City granting the property owner the right to install a permanent structure on or within the Public Right-of-Way, and such written permission has been recorded in the office of the County Recorder.

**8-5-120. Restoration of Public Property.**

(a) The Permittee shall, at its own expense, restore the surface of any Public Right-of-Way to its original condition and replace any removed or damaged pavement. All restoration shall conform to the Standards and Specification promulgated by the City and shall be accomplished within the time limits set forth in the permit, unless additional time is granted in writing by the Public Works Director.

(b) The Permittee doing the actual excavation work may request that the City restore the surface to its original condition. Approval of such request shall be made by the Public Works Director as part of the Excavation Permit approval. The fee for such resurfacing shall be determined by the Public Works Director in accordance with its reasonable costs for such work and shall be charged to the person, firm, or corporation making the excavation. Payment for the estimated cost of said work shall be received by the City prior to issuance of the Excavation Permit. Actual cost of such work shall be paid to the City prior to release of the bond.

**8-5-130. Insurance Requirements.**

(a) Before a permit is issued, the Applicant shall furnish to the City evidence that such Applicant has a comprehensive general liability and property damage policy that includes contractual liability coverage endorsed with the following limits and provisions:

(1) A minimum of Two Million Dollars (\$2,000,000) per occurrence for bodily injury, personal injury, and property damage and not less than Two Million Dollars (\$2,000,000) in the aggregate. The general aggregate limit shall apply separately to the permit, or the general aggregate limit shall be two times the required occurrence limit. The coverage shall be in the nature of Broad Form Commercial General Liability coverage. The City may increase minimum insurance limits, depending on the potential liability of any project. In no event shall insurance coverage be in amounts less than those set forth herein or less than federal or state statutory limits and requirements, whichever is greater, including, but not limited to, governmental immunity cap limits for municipal corporations, as set forth in *Utah Code Ann. §§ 63G-7-101, et seq.*, as amended. The Permittee shall increase the limits of such insurance to at least the amount of the Limitation of Judgments described in *Utah Code Ann. §§ 63G-7-101, et seq.*, as amended, of the Governmental Immunity Act of Utah, as calculated by the State risk manager every two years and stated in Utah Admin. Code R37-4-3, as amended.

(2) All policies shall include the City, its employees, officers, officials, agents, volunteers and assigns, as insureds. Any reference to the "City" shall include the City, its employees, officers, officials, agents, volunteers and assigns.

(3) The coverage shall be primary insurance as respects the City, its employees, officers, officials, agents, volunteers, and assigns. Any insurance or self-insurance maintained by the City, its employees, officers, officials, agents, volunteers, and assigns shall be in excess of the Permittee's insurance and shall not contribute to or with it.

(4) Any failure to comply with reporting provisions of the policy shall not effect coverage provided to the City, its employees, officers, officials, agents, volunteers, and assigns.

(5) Coverage shall state that the Permittee's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(6) Underwriters shall have no right of recovery or subrogation against the City, it being the intent of the parties that the insurance policy so affected shall protect both parties and be primary coverage for any and all losses covered by the described insurance.

(7) The insurance companies issuing the policy or policies shall have no recourse against the City for payment of any premiums due or for any assessments under any form of any policy.

(8) Each insurance policy shall be endorsed to state that the coverage shall not be suspended, voided, canceled, or reduced in coverage or in limits, except after thirty (30) days prior written notice by certified mail, return receipt requested sent to the City.

(9) Each policy shall be endorsed to indemnify, save harmless and defend the City and its officers and employees against any claim or loss, damage or expense sustained on account of damages to persons or property occurring by reason of permit work done by the Permittee, or his/her subcontractor or agent, whether or not the work has been completed and whether or not the right-of-way has been opened to public travel.

(10) Each policy shall be endorsed to indemnify, hold harmless and defend the City, and its officers and employees against any claim or loss, damage or expense sustained by any person occurring by reason of doing any work pursuant to the permit including, but not limited to falling objects or failure to maintain proper barricades and/or lights as required from the time work begins until the work is completed and right-of-way is opened for public use.

(b) Insurance is to be placed with insurers with an AM Best rating of no less than an A carrier, with a rating of "A7" or higher.

(c) The Permittee shall furnish the City with certificates of insurance and original endorsements affecting coverage required by the permit. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City expressly reserves the right to require complete, certified copies of all required insurance policies at any time. Consequently, the Permittee shall be prepared to provide such copies prior to the issuance of the permit.

(d) If any of the required policies are, or at any time become, unsatisfactory to the City as to form or substance, or if a company issuing any such policy is, or at any time becomes, unsatisfactory to the City, the Permittee shall promptly obtain a new policy, submit the same to the City for approval, and thereafter submit verification of coverage as required by the City. Upon failure to furnish, deliver and maintain such insurance as provided herein, the City may declare the permit to be in default and pursue any and all remedies the City may have at law or in equity, including those actions outlined in this Chapter.

(e) The Permittee shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

(f) Any deductibles or self-insured retentions shall be declared to and approved by the City. At the option of the City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its employees, officers, officials, agents, volunteers or assigns, or the Permittee shall procure a bond, in a form acceptable to the City, guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

(g) A Provider may be relieved of the obligation of submitting certificates of insurance if such company submits satisfactory evidence in advance that:

(1) It is insured in the amounts set forth in this Chapter, or has complied with State requirements to become self insured. Public utilities may submit annually evidence of insurance coverage in lieu of individual submissions for each permit; and

(2) Said coverage provides to the City the same scope of coverage that would otherwise be provided by a separate policy as required by this Chapter; or

(3) The work to be performed under the permit issued to the Applicant is performed by the City, in which case insurance requirement shall be negotiated between the City and the Applicant by separate agreement.

**8-5-140. Bonds - When Required, Conditions, Warranty.**

(a) Except as noted in this Chapter, each Applicant, that will be excavating in the right-of-way, before being issued a permit, shall provide the City with an acceptable cash bond in the amount of \$1,000 and a corporate surety bond or another type of security in an amount and type as determined by the Public Works Director to guarantee faithful performance of the work authorized by a permit granted pursuant to this Chapter. The amount of the bond required may be increased or decreased at the discretion of the Public Works Director whenever it appears that the amount and cost of the work to be performed, and not satisfactorily completed, may vary from the amount of bond otherwise required under this Chapter. The form of the bond and the entity issuing the bond shall be subject to the approval of the City.

(b) Public utilities franchised or authorized by separate agreement with the City shall not be required to file the cash bond or the corporate surety bond if such requirement is expressly waived in the franchise document or other acceptable right-of-way use agreement or license, or if such bond(s) has been provided with the franchise grant or other acceptable right-of-way use agreement or license.

(c) The bonds required by this Section shall be conditioned as follows:

(1) That the Permittee shall fully comply with the requirements of the City ordinances and regulations, the Uniform Traffic Control and Device Manual, and the Standards and Specifications promulgated by the City relative to work in the Public Right-of-Way, and respond to the City in damages for failure to conform therewith;

(2) That after work is commenced, the Permittee shall proceed with diligence and expedition and shall promptly complete such work and restore the Public Right-Of-Way to construction specifications, so as not to obstruct the Public Right-of-Way or travel thereon more than is reasonably necessary;

(3) That the Permittee shall guarantee the materials and workmanship for a period of one (1) year from completion of such work, with reasonable wear and tear excepted; and

(4) That unless authorized by the Public Works Director on the permit, all paving, resurfacing or replacement of street facilities on major or collector streets shall be done in conformance with the regulations contained herein within two (2) calendar days from the time the excavation commences, and within five (5) calendar days from the time the excavation commences on all other streets, except as provided for during excavation in winter or during weather conditions which do not allow paving according to the Standards and Specifications. In winter, a temporary patch must be provided. In all excavations, restoration of pavement surfaces shall be made immediately after backfilling is completed or concrete is cured.

(5) When no excavation work is being done in the Right-of-Way, at the discretion of the Public Works Director, cash bond may be released when work is completed.

**8-5-150. Hold Harmless Agreement; Limitations on City Liability.**

(a) The Permittee agrees to save the City, its officers, employees, volunteers, and agents harmless from any and all costs, damages and liabilities which may accrue or be claimed to accrue by reason of any work performed under the permit. The issuance and acceptance of any permit under this Chapter shall constitute such an agreement by the Permittee to this Section.

(b) This Chapter shall neither be construed as imposing upon the City, its officers, employees, volunteers, and agents, any liability or responsibility for damages to any person injured by or

Farmington City Municipal Code Title 8, Page 34 October 26, 2011

by reason of the performance of any work within the Public Rights-of-Way, or under a permit issued pursuant to this Chapter; nor shall the City, its officers, officials, employees, agents, volunteers or assigns thereof be deemed to have assumed any such liability or responsibility by reason of inspection authorized hereunder, the issuance of any permit, or the approval of any work.

**8-5-160. Work Without Permit - Penalty.**

(a) A stop order may be issued by the Public Works Director, or his or her designee, directed to any person or persons doing or causing any work to be done in the Public Right-of-Way without a permit.

(b) Any person found to be doing work in the Public Right-of-Way without having obtained a permit, as provided in this Chapter, shall be required to pay a permit fee equal to two times the normal permit fee. For replacement work, where a fee is not normally charged, the normal permit fee for new construction shall apply.

**8-5-170. Failure to Comply; Default in Performance.**

(a) Any permit may be revoked or suspended and a stop order issued by the Public Works Director, after notice to the Permittee for any of the following reasons:

(1) Violation of any condition of the permit, the bond, or of any provision of this Chapter;

(2) Violation of any provision of any other ordinance of the City or law relating to the work; or

(3) Existence of any condition or the doing of any act which constitutes, may constitute or cause a condition endangering life or property.

(b) A suspension or revocation by the Public Works Director, and a stop order, shall take effect immediately upon entry thereof by the Public Works Director and notice to the person performing the work in the Public Right-of-Way. Notice to the person performing the work shall be accomplished when the Public Works Director has posted a stop work order at the location of the work and written notice has been mailed, return receipt requested, to the address indicated by the Permittee on the permit.

(c) Whenever the Public Works Director finds that a default has occurred in the performance of any term or condition of the permit, written notice thereof may be given to the principal and to the surety on the bond, if there is a surety bond. Such notice shall state the work to be done, the estimated cost thereof, and the period of time deemed by the Public Works Director to be reasonably necessary for the completion of the work.

(d) In the event that the surety or principal, within a reasonable time following the giving of such notice (taking into consideration the exigencies of the situation, the nature of the work, the requirements of public safety and for the protection of persons and property), fails either to commence and cause the required work to be performed with due diligence, or to indemnify the City for the cost of doing the work, as set forth in the notice, the City may perform the work, at the discretion of the Public Works Director, with City forces or contract forces or both, and suit may be commenced by the City against the contractor and bonding company and such other persons as may be liable, to recover the entire amount due to the City, including attorney fees, on account thereof. In the event that cash has been deposited, the cost of performing the work may be charged against the amount deposited, and suit brought for the balance due, if any.

**8-5-180. Failure to Conform to Design Standards - Penalty.**

For failure to conform to the design standards and regulations, the Public Works Director may:

- (a) Suspend or revoke the permit;
- (b) Issue a stop order;
- (c) Order removal and replacement of faulty work;
- (d) Require an extended warranty period; and/or
- (e) Negotiate a cash settlement to be applied toward future maintenance costs.

**8-5-190. Appeal of Suspension, Revocation, or Stop Order.**

Any suspension, revocation or stop order by the Public Works Director may be appealed by the Permittee by filing a written notice of appeal with the City Council within ten (10) days of the action of the Public Works Director. The City Council shall hear such appeal, if written request therefor is timely filed, as soon as practicable, and render its decision within a reasonable time following filing of notice of appeal.

**8-5-200. Tampering with Traffic Barricades.**

It shall be unlawful for any person to maliciously or wantonly or without authorization and legal cause, extinguish, remove or diminish any light illuminating any barricade or excavation, or to tear down, remove or in any manner alter any rail, fence or barricade protecting any excavation or other construction site.

**8-5-210. Conflict with Governing Provisions.**

Should there be a conflict between the provisions of this Chapter and the provisions of any other ordinance, agreement, franchise, or other document governing the excavation of a Public Right-of-Way, the more restrictive provisions of the aforesaid documents shall apply.

**8-5-220. Violation - Penalty.**

Unless otherwise specified in this Chapter, a violation of any provision of this Chapter, or failure to comply with an order of suspension, revocation or stop work, shall be a class B misdemeanor. Each day the violation exists shall be a separate offense. No criminal conviction shall excuse the person from otherwise complying with the provisions of this Chapter. Civil penalties may also be imposed in accordance with applicable ordinances regarding the same.





# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
RICK DUTSON  
CORY R. RITZ  
JIM TALBOT  
SID YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: Christy Alexander, Associate City Planner

Date: October 24, 2011

SUBJECT: APPROVAL OF A PLAT AMENDMENT FOR FARMINGTON HILLS  
EAST PLAT B

### RECOMMENDATION

Approve the attached Ordinance and Vacation Order vacating all of the Farmington Hills East Plat B subdivision plat, and thereafter approve the Farmington Hills East Plat B Amended plat (5 lots), located at 49 East 1020 North, to be recorded in the place thereof, subject to the conditions and findings established previously by the Planning Commission on September 29, 2011 as set forth in the attached supplemental information and the property owner providing a reciprocal access easement for Lots A & B.

### BACKGROUND

The applicants, Gary and Tiffiny McCalla, wish to subdivide Lot 203 in the Farmington Hills East Plat B along with Lot 202 and create Lots A, B and C as shown on the attached proposed plat. The existing Plat B contains four lots, the two of which are proposing an amendment share a total of 2.24 acres which after being subdivided Lot A will consist of .92 acres, Lot B will consist of .62 acres, and Lot C will consist of .70 acres. Lots A & B will have a common driveway access off the cul-de-sac with a shared access easement placed on the driveway entrance on Lot B, extending the shared driveway up onto Lot A and splitting off into two driveways. Lot A may also have future access through the Pointe of View Park to the northwest. The new driveways will run parallel to the Benchland Water pipe and not disrupt their services. The applicant/property owner is petitioning the City to approve the above request. Both property owners adjacent to these 3 properties have agreed to the proposed changes to the plat as well as each property owner of the 3 lots (see attached letter).

Respectfully Submitted

Christy J. Alexander  
Associate City Planner

Review & Concur

Dave Millheim  
City Manager

## **ORDINANCE NO. 2011 -**

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER AN ORDER VACATING ALL OF LOTS 202 & 203 OF FARMINGTON HILLS EAST PLAT B SUBDIVISION AND DIRECTING THAT THE SAME BE RECORDED WITH THE DAVIS COUNTY RECORDER'S OFFICE.**

**WHEREAS**, the City has previously received a petition from Gary & Tiffany McCalla, fee owners, as shown on the last Davis County assessment rolls, of Lot 203 within the Farmington Hills East Plat B Subdivision to have all of Lots 202 & 203 of such subdivision vacated in order to provide for the recording of a minor five-lot subdivision plat to be known as Farmington Hills East Plat B Amended"; and

**WHEREAS**, the petition was signed by all owners of record of property within the Farmington Hills East Plat B Subdivision and a public hearing regarding the petition not necessary in this instance; and

**WHEREAS**, the City Council is satisfied that neither the public nor any person will be materially injured by the proposed vacation of all of Lots 202 & 203 of the Farmington Hills East Plat B Subdivision; and

**WHEREAS**, the City Council desires to approve the vacation of all of Lots 202 & 203 of the Farmington Hills East Plat B Subdivision.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:**

**Section 1. Vacation and Amendment.** The City Council hereby finds that neither the public nor any person will be materially injured by the proposed vacation of Lots 202 & 203 of the Farmington Hills East Plat B Subdivision and hereby authorizes the Mayor to enter into a Vacation Order vacating and amending the same.

**Section 2. Recording.** The Mayor is further directed to cause the Vacation Order to be recorded in the office of the Davis County Recorder's Office in accordance with Utah Code Ann. § 10-9-810(c), as amended.

**Section 3. Severability Clause.** If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all provisions, clauses and words of this Ordinance shall be severable.

**Section 4. Effective Date.** This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,  
STATE OF UTAH, THIS 18<sup>th</sup> day of October, 2011.

**FARMINGTON CITY**

By: \_\_\_\_\_  
Scott C. Harbertson, Mayor

ATTEST:

\_\_\_\_\_  
Holly Gadd, City Recorder

## **VACATION AND AMENDMENT ORDER NO. 2011 -**

A petition having been submitted in writing by fee owner, as shown on the last Davis County assessment rolls, of Lot 203 within the Farmington Hills East Plat B Subdivision, located in Farmington City, Davis County, Utah, as shown on the recorded plat of Farmington Hills East Plat B Subdivision.

The City Council of Farmington City, Utah, hereby finds and determines that neither the public nor any person will be materially injured by the vacation of all of Lots 202 & 203 of the Farmington Hills East Plat B Subdivision and that there is good cause for vacating the same.

NOW, THEREFORE, IT IS HEREBY ORDERED that Lots 202 & 203 of the Farmington Hills East Plat B Subdivision previously filed in the office of the Davis County Recorder, State of Utah, on the 7th day of December, 1990, in Book "1385" of the official records, Page 529, Entry No. 910676 be and the same are hereby vacated pursuant to law to allow for the creation of a subdivision plat for the property to be recorded hereafter creating Farmington Hills East Plat B Amended Subdivision.

APPROVED AND ORDERED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, ON THIS 18<sup>th</sup> day of OCTOBER, 2011.

FARMINGTON CITY

By: \_\_\_\_\_  
Scott C. Harbertson, Mayor

ATTEST:

\_\_\_\_\_  
Holly Gadd, City Recorder



## Planning Commission Staff Report September 29, 2011

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### Item 3: Farmington Hills Plat B, Plat Amendment

Public Hearing:	No
Application No.:	S-12-11
Property Address:	49 East 1020 North
General Plan Designation:	LDR/PPR (Low Density Residential/Public Private Recreation Open Space or Parks Very Low Density)
Zoning Designation:	LR-F (Large Residential-Foothill)
Area:	2.24 acres
Number of Lots:	3
Property Owner:	Gary & Tiffany McCalla
Agent:	n/a

Request: *Recommendation to amend the Farmington Hills Plat B Subdivision Plat by splitting Lots 202 and 203 into Lots A, B & C.*

---

#### **Background Information**

The applicant wishes to subdivide Lot 203 in the Farmington Hills Plat B along with Lot 202 and create Lots A, B and C as shown on the attached proposed plat. The existing Plat B contains two lots on a total of 2.24 acres which after being subdivided Lot A will consist of .92 acres, Lot B will consist of .62 acres, and Lot C will consist of .70 acres. Parcel E of Phase 3 contains .054 acres. Lots B & C will have a common driveway access off the cul-de-sac with a shared access easement placed on the driveway entrance on Lot C and Lot B's driveway will veer north and curve along Lot B's property to provide access for a home. Lot A will have access through the Pointe of View Park to the northwest. The applicant/property owner is petitioning the City to approve the above request. Both property owners adjacent to these 3 properties have agreed to the proposed changes to the plat as well as each property owner of the 3 lots (see attached letter). Plat amendments follow a different approval track than the conventional subdivision approval process and therefore needs a recommendation of approval from the Planning Commission before getting final approval from City Council.

#### **Suggested Motion:**

Move that the Planning Commission recommend that the City Council amend Plat B of the Farmington Hills Plat as requested and subject to all applicable codes, development standards and ordinance and with the following conditions:

1. Applicant must show existing utilities/easements on lots on recorded plat;
2. Driveway slopes shall not be greater than 14%;
3. Applicant must obtain a shared access easement for Lots B and C.

**Findings for Approval:**

1. Each time it rains, sediment from the existing sites flows out down the street and into the storm drains. The completion of landscaping to these sites will eliminate the erosion issue that exists today.
2. The completion of homes will block a common access point by off road vehicles to BLM land and thus reduce the unauthorized use/abuse of the sites.
3. The completion of new homes, sidewalk and landscaping will complete the subdivision and beautify the neighborhood; eliminating the eyesore that is present today.

**Supplementary Information**

1. Vicinity Map
2. Existing Site Photos
3. Existing Farmington Hills Plat B Plat
4. Proposed Farmington Hills Plat B Plat

February 23, 2010

## Property Division / Property Line Adjustment

### Lots 203 and 202 in Farmington Hills East Plat B

Lot 203 Property Owner/s: Gary & Tiffany McCalla

Address: 49 E. 1020 North, Farmington, UT 84925

Phone: 801 451-7172

Email: [mccalla@att.com](mailto:mccalla@att.com)

Lot 202 Property Owner/s: Greg & Lucinda Garfield

Address: 1384 S. 700 East, Kaysville, UT 84037

Phone: 801 451-5889

Email: [greg@garfieldfamily.com](mailto:greg@garfieldfamily.com)

Summary of Matter to be Considered: Divide lot 203 into two lots and adjust property lines as represented in the attached engineering plan. The two new lots are represented as lot B and C while lot 202 is listed as lot A. The proposed change makes lot B and A each flag lots. A cross access easments will be given to lot A in favor of lot B and vice versa. The easments will enable a shared driveway with a slope no greater than 14%.

Attachments: Engineering plan from Pinnacle Engineering & Land Surveying, Inc, listed as project #04-122A dated 9/2008. Plan illustrates proposed lot division, proposed new lot sizes, new property boundaries, cross access easments and driveway slope.

Signature of lot 203 Property Owner:

*Gary McCalla* *Tiffany McCalla*

Signature of lot 202 Property Owner:

*Greg Garfield* *Lucinda C. Garfield*

### Neighbor Consent

My signature below attests that I have seen plans (Pinnacle Engineering & Land Surveying, Inc. Project #04-122A Dated 9/2008) and examined the proposal of my neighbor at the address listed above and I have no objections to his/her proposed request.

*David Dernick 36 East 1020 North*

Print Name and Address

*[Signature]*

Signature

*April 22, 2010*

Date

*JEFF PLOTT 21 E 1020 NORTH*

Print Name and Address

*[Signature]*

Signature

*4/29/10*

Date

Print Name and Address

Signature

Date

Print Name and Address

Signature

Date

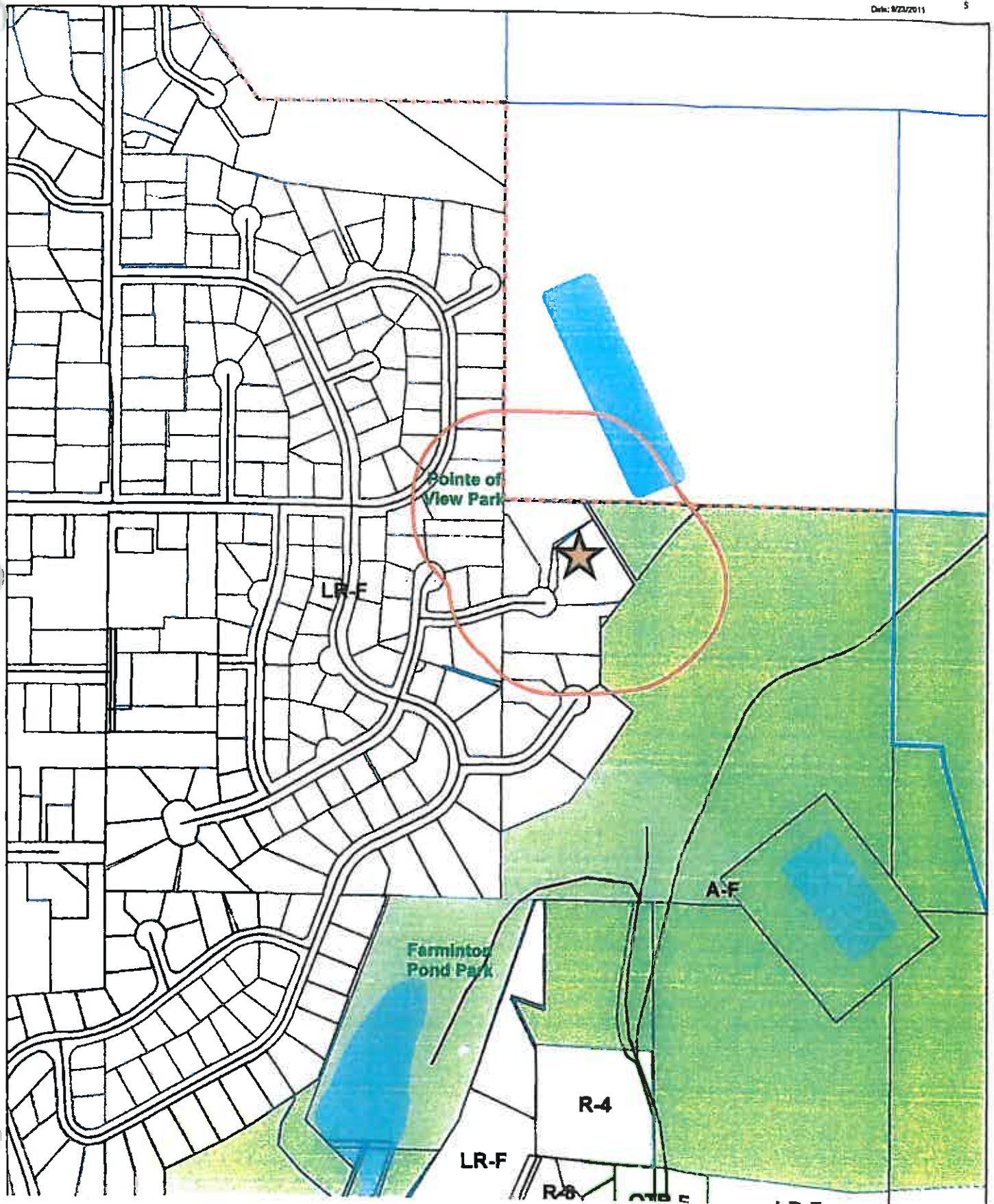




# Farmington Hills Plat B S-12-11

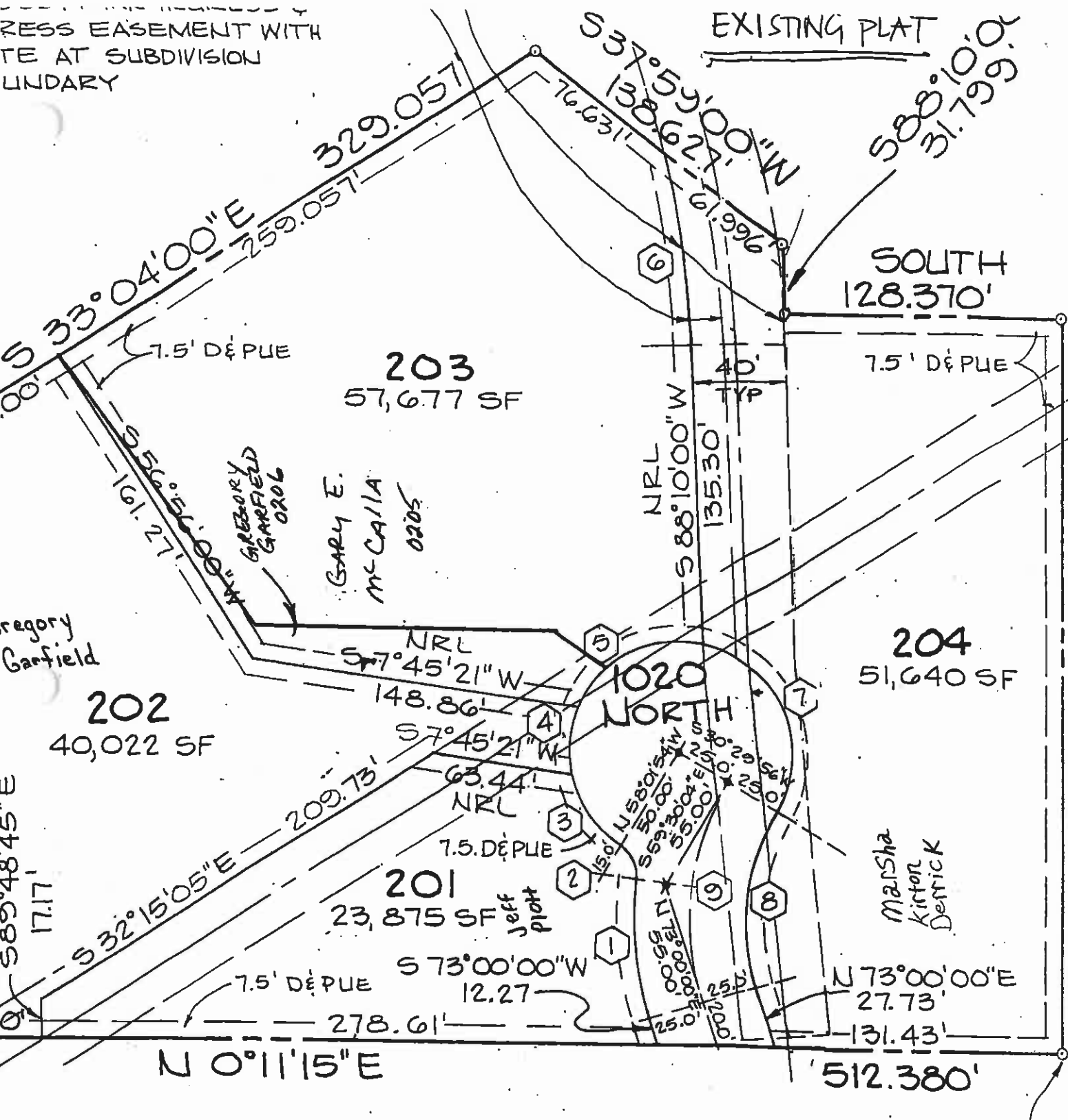


Date: 8/23/2011





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UNDARY



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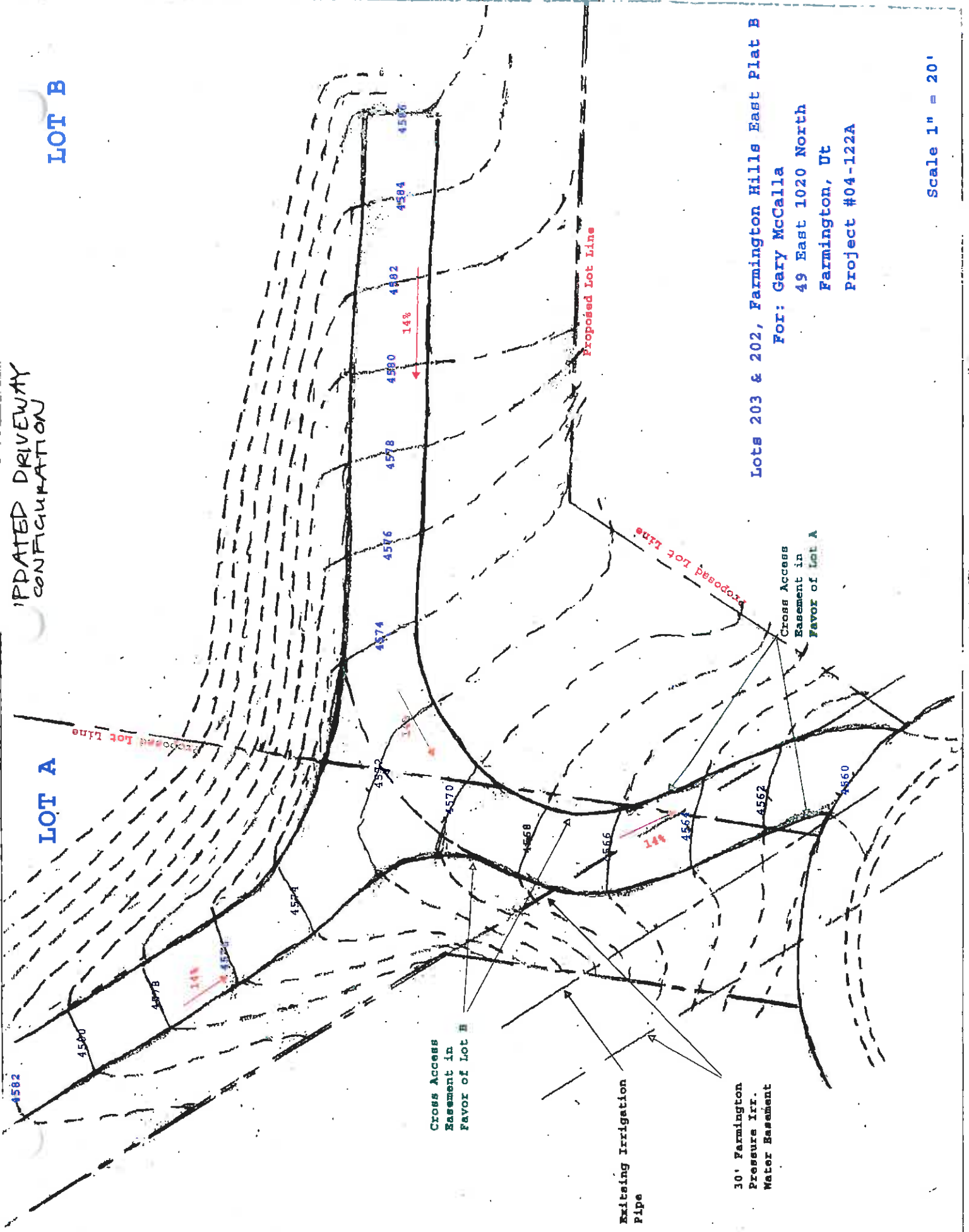
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NORTH	9.62'
NORTH	21.31'
NORTH	15.71'
NORTH	41.42'
	43.47'
	69.06'
	44.00'
	55.00'

[illegible]

# UPDATED DRIVEWAY CONFIGURATION

LOT A

LOT B



Lots 203 & 202, Farmington Hills East Plat B  
For: Gary McCalla  
49 East 1020 North  
Farmington, Ut  
Project #04-122A

Scale 1" = 20'









BENCHLAND WATER PIPE THAT NEEDS CLEARANCE





# FARMINGTON CITY FIRE DEPARTMENT

82 North 100 East  
P.O. Box 160  
Farmington, Utah 84025  
Tel. (801) 451-2842  
Fax (801) 451-7865



*THE DESIRE TO SERVE THE COURAGE TO ACT THE ABILITY TO PERFORM*

## CITY COUNCIL STAFF REPORT

To: Mayor and City Council

From: Guido Smith, Fire Chief

Date: October 17, 2011

Subject: APPROVE VOLUNTEER CHAPLAIN POSITION TO BE ADDED TO THE FIRE DEPARTMENT ORGANIZATION STRUCTURE.

### RECOMMENDATION

By minute motion approve fire departments request to add the position of Volunteer Fire Chaplain to its organizational structure.

### BACKGROUND

There have been multiple occasions where our firefighters, police officers, families, and victims have had to deal with a great amount of emotional stress resulting from traumatic events. Having a Fire Chaplain enables public safety personnel, families, and victims an opportunity to seek counsel from a non-denominational representative who can facilitate immediate needs until directed further regardless of nationality, race, sex or religion of the person receiving counsel.

As indicated within the attached job description, the Fire Chaplain will also perform various assignments during emergent and non-emergent incidents, not to mention follow-up assignments currently not being performed today.

Fire departments by tradition have had someone in the role of Chaplain since the beginning of the organized fire service. In many departments, a local clergy person has been appointed chaplain to handle emergency situations within the department, such as serious injury to fire department members, in-line duty deaths, including notification of family members, and suicides involving department members and their families. Chaplains have also ensured retired and/or widowed members of public safety personnel receive ongoing follow-up unless declined by the member.

### FUNDING:

Funding for this assignment is minimal as it is a volunteer appointed position by the Fire Chief. Some funding has been applied for and approved by the Davis County Fire Corps for several hundred dollars to go towards certification and training via the Federation of Fire Chaplains – See attached flyer. Uniform allowance has also been secured within the departments existing uniform budget.

**Please find attached documents:**

Proposed Farmington City Fire Department Organization Chart

Proposed Farmington City Fire Department Volunteer Fire Chaplain Job Description

The Federation of Fire Chaplains Information Flyer

Respectfully Submitted,



Guido Smith  
Fire Chief

Reviewed & Concur



Dave Millheim  
City Manager

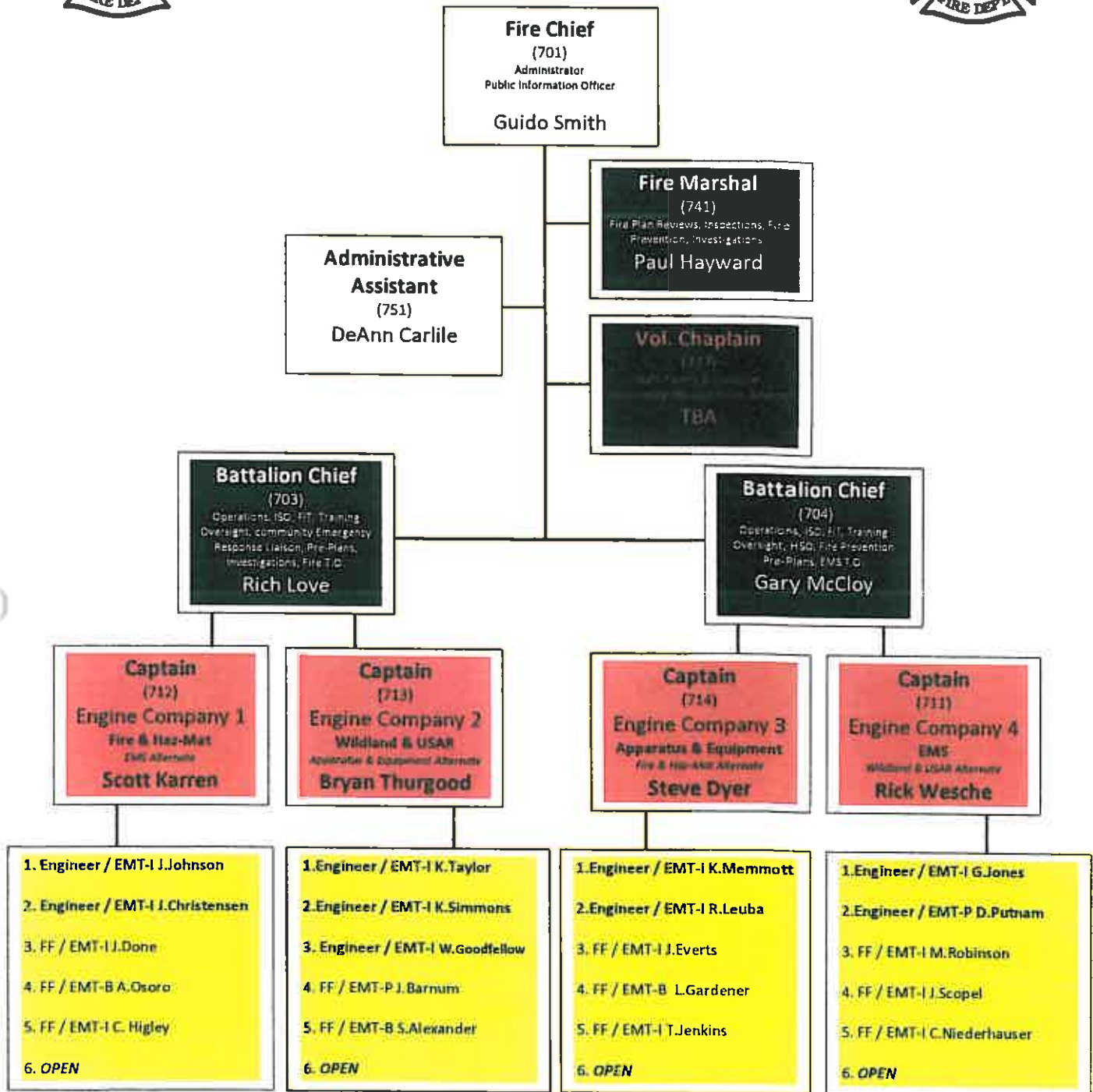




# Farmington City Fire Department



## Organization Chart



### Fire & Medical Responding Companies

1<sup>st</sup> Medical - Daytime Hours 06:00 – 18:00 All-Call

All Fires = "All-Call"

Mutual Aid= Same as Above Responses.

2<sup>nd</sup> Medical - Nighttime Hours 18:00 – 06:00 Assigned Engine Co.

Rescue / Vehicle Accidents / Alarms / Mutual-Aid Fires = "All-Call"

\*Dual Station Assignments / Station 71 & 72

rev.10/05/11

## FARMINGTON CITY Job Description

<b>Title:</b> Volunteer Fire Chaplain	<b>Code:</b> FFDFCV
<b>Department:</b> Fire Department	<b>Last Revised:</b> 10/2011
<b>Grade:</b> N/A	<b>Effective Date:</b> 10/2011

### GENERAL PURPOSE

Provide assistance and support to fire department personnel, families, and customers served through the establishment of a comprehensive chaplaincy program within the Farmington City Fire Department.

To share chaplaincy services to other public safety organizations when requested.

### APPOINTMENT

Because of the major risks and constant stresses faced by fire service personnel in the line of duty, a chaplain will be appointed to function within the Farmington City Fire Department. The Chaplain will be appointed by order of the Fire Chief.

The Chaplain position is strictly a volunteer appointment and shall not be financially compensated for hours rendered; however, uniforms, equipment, training, and travel expenses shall be reimbursed whenever possible.

### SUPERVISION RECEIVED

Works under the direct supervision of the Fire Chief or designee.

### SUPERVISION EXERCISED

May supervise personnel assigned to chaplain projects and/or related programs.

### ESSENTIAL FUNCTIONS

The below listed functions constitute only a brief summary of what may actually be required in any situation that may be encountered. The Chaplain must remain constantly alert and sensitive to needs and the means he must employ to meet those needs.

#### **Emergency Situations:**

The Chaplain shall respond when contacted by dispatch or fire department personnel, or at his own discretion, and will report at the scene to the officer in charge. When at the scene, the Chaplain will be under the command authority of the officer in charge. The Chaplain will respond as follows:

#### **a. To the scene when:**

1. A working fire of second alarm or greater is in progress.
2. A critical incident is in progress.
3. A critical injury or death to a firefighter is reported.
4. The incident involves a victim that is a member of a department members' family.
5. Whenever the incident commander determines that the services of the Chaplain may be of value in the ongoing emergency operation.

#### ***This may include situations where:***

- (a) The victim or family is highly emotional or unstable.
- (b) Care is needed for the family of the victim while treatment is underway.
- (c) The victim or the family requests the services of a chaplain or clergy.

- (d) The incident commander feels the presence of the Chaplain would be of benefit to the victim or to department personnel.

**b. To the hospital when:**

1. The incident commander or EMS provider providing treatment determines that the victim or family may need support or counsel.
2. The victim's family needs to be located and notified.
3. A member of the fire department is the victim.

**Follow-Up Actions & On-Scene Duties:**

1. Provide appropriate victim assistance to free operational personnel for firefighting duties.
  - (a) Comfort and counsel.
  - (b) Referral to appropriate community agencies for assistance.
  - (c) Help contact persons, insurance agents, family members, etc. in all cases, the Chaplain will find out a victim's church or religious preference and attempt to notify the pastor or church.
2. Provide appropriate assistance to firefighters engaged in firefighting activities.
  - (a) Watch for signs of physical or emotional stress.
  - (b) Assist in providing firefighting needs (water, rest, etc.).
  - (c) Advise command whenever it is felt that a public safety provider is in need of being relieved from emergency operations.

**Post-Emergency Duties:**

1. Conduct follow-up to insure victims are receiving necessary assistance.
2. Insure firefighter's needs are met in the areas of on-the-job injuries, critical incident stress, etc.

**Routine Duties within the Department:**

1. Visit stations and shifts as indicated.
2. Visit hospitalized department members and members of their families when indicated.
3. Participate in recruit training as suggested by the training officer.
4. Be available to counsel members of the department in times of stress or difficulty.
5. Assist when requested by any division of the department in their programs.
6. Attend fire department functions.
7. Conduct funeral/memorial services as needed and requested.
8. Be a member of the Critical Incident Stress Debriefing team.
9. Be on-call on a twenty-four hour a day basis.
10. Provide follow-up communication to retired members and/or widowed members of the department.
11. Provide monthly chaplaincy report to the Davis County Fire Officers Association
12. Duties as assigned by the Fire Chief.

**Routine Duties Outside the Department:**

1. Represent and interpret fire department goals and concerns to the churches and religious institutions of the community.

2. Assist when requested with public events or public information needs.
3. As time permits, and as requested, conduct extended ministry to victims and their families when indicated.

#### GENERAL GUIDELINES FOR THE CHAPLAINCY:

The Chaplain does not replace the home church pastor or clergy, but seeks to support the concern of every church for its members who may be in professions with special risks or needs. Moreover, the Chaplain must be for the advantage of every member of the department, regardless of his or her nationality, race, sex, or religion.

Any communications a person makes to the Chaplain is on a strictly confidential basis and will not be released to department members or any other person. Any fire personnel may go to the Chaplain without having to notify his or her supervisor or anyone else.

Any fire department officer or member (including administrative staff) who is made aware of any situation which may need the response of the Chaplain may contact the Chaplain directly. Fire department administration will keep current telephone numbers for the Chaplain. The Chaplain may also be contacted through fire department administration if desirable. Examples of situations where the Chaplain might be contacted include, but are not limited to:

1. Death, injury to, or hospitalization of a fire department member
2. Death, injury to, or hospitalization of a fire department member's spouse or child.
3. Death in a fire department member's close family.
4. Any above scenarios involving other public safety entities.

#### QUALIFICATIONS & TRAINING

The individual appointed to the position of Fire Department Chaplain will be:

1. An ordained member of a clergy.
2. In good physical health.
3. Interested in public safety.
4. Prepared to serve in a crisis zone.
5. Willing to commit the time necessary to make the ministry effective.
6. Committed to learn the skills necessary to effectively relate to and minister to firefighters, EMS personnel, and other public safety personnel.
7. Maintain membership(s) with at least one chaplaincy organization such as Federation of Fire Chaplains or other nationally recognized group for third-party program recognition.

To the extent possible, the Chaplain will be given the opportunity to meet with members and staff of the department, visit applicable stations and receive guidance in understanding fire department organizations and procedures. Training will also be provided to help him protect himself and to be able to assist members on emergency scenes.

After appointment the Chaplain will be issued the following equipment:

1. Standard turnout gear, including coat, pants, boots, gloves, and helmet with "Chaplain" markings.
2. Fire department uniform (allowance), identification card, and carrying case.

3. Fire department pager.
4. Chaplain's business cards.
5. Formal "FIRE DEPARTMENT CHAPLAIN OFFICIAL BUSINESS" visor identification for vehicle.

**Knowledge, Skills and Abilities:**

Ability to create and maintain positive working relationships, communicate effectively orally and in writing. Make decisions under emergency and non-emergency situations. Plan, organize, direct and coordinate the work of lower level staff when indicated. Delegate authority and responsibility when indicated. Maintain physical condition to perform these essential duties.

**Other Qualifications:**

Must possess a valid Utah State Driver's License.

**Work Environment:**

Possible unconventional working hours as this is a position where call back may be needed which would require working without sleep for extended periods. Strenuous and moderately heavy physical activity required. May be required to stand, walk, crawl or sit in uncomfortable positions for extended periods of time. Exposure to harsh elements such as cold, dampness, heat from flames and burning materials, toxic fumes, smoke and noise during the course of emergency operations and during fire investigations. Potential exposure to infectious diseases. May be required to pass the Physical Fitness Minimum Standards

**HIRING POLICIES**

Farmington City Corporation is an Equal Opportunity Employer. Farmington City will not base its hiring decisions on non-meritorious factors such as race, color, national origin, sex, religion, or age. Farmington City will not refuse to hire a disabled individual who is capable of performing the essential requirements of the position with reasonable accommodations when they do not create an undue hardship.

Any applicant who is chosen as the top candidate for the position will be required to submit to a physical examination to determine if he/she is able to perform job-related functions. Hiring is also conditioned upon submission to and successfully passing of a blood and urine test to screen for the presence of drugs and alcohol.

## What Fire Service Chaplains Do

Fire service chaplains may perform some or all of the following duties:

- Care for firefighters or EMS personnel
- Care for other fire department members
- Care for family members of firefighters and other department personnel
- Visit sick and injured firefighters and department members at home or in the hospital
- Make death notifications
- Assistance to victims of crisis situations with Psychological First Aid and spiritual support
- Teach fire department personnel in areas such as stress management, ethics, family life, and victim response.
- Serve as part of the Critical Incident Stress Management Team
- Assist at an emergency scene within the NIMS system
- Serve as a liaison with other clergy in the community
- Provide for the spiritual needs of department members and their families
- Offers prayers at special occasions such as recruit graduations and award ceremonies
- Provide a confidential listening ear
- Coordinate and provide family services in the event of a serious injury or death of a firefighter or department member
- Serve as a ready resource for the fire chief

For further information, contact:

Chaplain Ed Stauffer

Executive Director

185 County Road 1602

Clifton, TX 76634

(254) 622-8546 office/fax

e-mail: chaplain@nfa.com

[www.firechaplains.org](http://www.firechaplains.org)

### A Firefighters Prayer

When I am called to duty, God  
whenever flames may rage,  
Give me the strength to save some life  
Whatever be its age.  
Help me to embrace a little child  
Before it's too late,  
Or some older person  
from the horror of that fate.  
Enable me to be alert  
And hear the weakest shout,  
And quickly and efficiently  
to put the fire out.  
I want to fill my calling  
and give the best in me,  
To guard my neighbor  
And protect his property.  
And if according to Your will  
I have to lose my life,  
Please bless with Your protecting hand  
My children and my wife.

Federation of Fire Chaplains  
185 County Road 1602  
Clifton, TX 76634



## THE FEDERATION OF FIRE CHAPLAINS



He has sent me to bind up the broken hearted...  
To give unto them beauty for ashes...  
To proclaim the acceptable year of the Lord... Isaiah 61



## "Serving those who serve"

The Federation of Fire Chaplains support the ministries of volunteer and paid fire department chaplains, and assist fire service agencies in developing their chaplaincy programs.

A firefighter is injured, a family watches their home burn, a mother is distraught over a severely injured child, a department member's marriage is in trouble. In each of these situa-

tions a trained and caring fire department chaplain can serve as a valuable resource to offer comfort, encouragement and support.

Our goal is train and equip fire chaplains to strategically assist in the most traumatic situations firefighters and communities face.

The Federation of Fire Chaplains has members in all 50 states and internationally serving in non-denominational, non-sectarian roles with local fire departments, with no compromise on individual convictions.



### Benefits to Members

- Provides standing and certification in a professional organization
- Written materials and website designed to help chaplains implement effective programs
- Four newsletters annually keep chaplains current in their field
- Educational opportunities are offered in annual conferences and regional meetings
- A Fire Chaplain Directory is available to all members to provide a network of mutual support and information sharing
- Chaplain identification is provided through identification cards, membership certificates, arm patches, and auto decals
- Outlines and resources for annual Memorial Services.

### Benefits to Department

- Provides information and resources for establishing a chaplaincy program
- Gives chaplain training and support
- Keeps chaplains abreast of latest programs and resources available.

### Membership

Membership is open to all who are involved with the fire service chaplaincy. Some of our members are full-time career chaplains; the majority are volunteers. Other are firefighters or paramedics who have religious training, denominational officials, laypersons, or seminary students.

### Membership Qualifications

*Members are...*

- ...appointed to the chaplaincy by a fire department agency
- ...endorsed by their religious body for ministry as a chaplain
- ...currently serving as a fire department chaplain.

*Associate Members are...*

- ...appointed to serve as a chaplain by a fire service agency but lack the ecclesiastical endorsement.
- ...former fire department chaplains who are not serving in that capacity
- ...individuals or groups that have an interest in and are supportive of the objectives and goals of the Federation of Fire Chaplains.





# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
RICK DUTSON  
CORY R. RITZ  
JIM TALBOT  
SID YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

I hereby certify the disbursements listing claims against the City for the month of September, 2011.

1. Have been pre-audited and documented;
2. Have been approved in one of the following ways:
  - a. Purchase order directly approved by the City Manager who is the Budget Officer of the City, as delegated by the Mayor.
  - b. Are directly approved by the Governing Body; or
  - c. Are approved by the Finance Officer.
3. Are within the lawful debt limit of the City; and
4. Do not over-expend the appropriate departmental budget established by the Governing Body.

## FARMINGTON CITY CORPORATION

By: \_\_\_\_\_

KEITH S. JOHNSON, Finance Officer

By: \_\_\_\_\_

DAVE MILLHEIM, City Manager

.....  
A minute motion was made by Council Member \_\_\_\_\_ to ratify payment of the list of claims for the month of September that were pre-audited, approved, and certified by the City Finance Officer and the City Manager. The motion was seconded by Council Member \_\_\_\_\_ and approved by \_\_\_\_\_ of \_\_\_\_\_ members present at the City Council meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
SCOTT C. HARBERTSON, Mayor



## Report Criteria:

Transaction Journal Code = cd, cda, cdpt

Journal	Payee or Description	Date	Check No	Amount
CDPT	ICMA RETIREMENT TRUST-#801021	09/14/2011	101	1,615.62
CDPT	ICMA RETIREMENT TRUST-107328	09/14/2011	102	2,100.15
CDPT	ICMA RETIREMENT TRUST-301813	09/14/2011	103	2,428.95
CDPT	IRS TAX DEPOSIT	09/14/2011	104	27,485.79
CDPT	UTAH STATE RETIREMENT OFFICE	09/14/2011	105	18,877.97
CDPT	ICMA RETIREMENT TRUST-#801021	09/28/2011	106	1,611.46
CDPT	ICMA RETIREMENT TRUST-107328	09/28/2011	107	8,246.92
CDPT	ICMA RETIREMENT TRUST-301813	09/28/2011	108	2,437.24
CDPT	IRS TAX DEPOSIT	09/28/2011	109	26,205.43
CDPT	UTAH STATE RETIREMENT OFFICE	09/28/2011	110	19,754.58
CDPT	UTAH STATE TAX COMMISSION	09/28/2011	111	9,867.93
CDPT	AFLAC	09/01/2011	30580	605.13
CDPT	CGLIC- CHICAGO	09/01/2011	30581	39,505.00
CDPT	CHILD SUPPORT SERVICES/ ORS	09/01/2011	30582	702.37
CDPT	CONSECO HEALTH INSURANCE CO.	09/01/2011	30583	123.15
CDPT	FCF BENEFITS & ADMINISTRATION	09/01/2011	30584	1,254.92
CDPT	FRATERNAL ORDER OF POLICE	09/01/2011	30585	275.00
CDPT	HARTFORD LIFE AND ANNUITY	09/01/2011	30586	60.58
CDPT	PEHP	09/01/2011	30587	3,381.50
CDPT	STANDARD INSURANCE CO.	09/01/2011	30588	4,253.95
CDPT	UTAH LOCAL GOVERNMENTS TRUST	09/01/2011	30589	830.03
CDPT	CHILD SUPPORT SERVICES/ ORS	09/15/2011	30590	702.37
CDPT	FCF BENEFITS & ADMINISTRATION	09/15/2011	30591	1,254.92
CDPT	AFLAC	09/30/2011	30592	605.13
CDPT	CGLIC- CHICAGO	09/30/2011	30593	39,528.28
CDPT	CHILD SUPPORT SERVICES/ ORS	09/30/2011	30594	702.37
CDPT	CONSECO HEALTH INSURANCE CO.	09/30/2011	30595	123.15
CDPT	FCF BENEFITS & ADMINISTRATION	09/30/2011	30596	1,254.92
CDPT	FRATERNAL ORDER OF POLICE	09/30/2011	30597	275.00
CDPT	HARTFORD LIFE AND ANNUITY	09/30/2011	30598	60.58
CDPT	STANDARD INSURANCE CO.	09/30/2011	30599	4,253.95
CDPT	UTAH LOCAL GOVERNMENTS TRUST	09/30/2011	30600	854.75
CDPT	PEHP	09/30/2011	30601	3,381.50
CD	GFOA - REGISTRATION FOR KEITH JOHNSON	09/01/2011	85644	855.00
CD	ARBOR DAY FOUNDATION - DONATION	09/01/2011	85645	20.00
CD	CLYDE JACKSON - METER DEPOSIT REFUND	09/01/2011	85646	94.10
CQ	BRET BARTON - PARK DEPOSIT REFUND	09/01/2011	85647	50.00
CD	TARA BURDICK - PARK DEPOSIT REFUND	09/01/2011	85648	50.00
CD	MELODI CHRISTENSEN - VOLLEYBALL REFUND	09/01/2011	85649	20.00
CD	MATT DUGDALE - RE-ISSUE OF LOST CHECK	09/01/2011	85650	156.46
CD	MARK S. ENGLEWOOD - FOOTBALL OFFICIAL	09/01/2011	85651	200.00
CD	LORI FARNSWORTH - COMM. CENTER CLEANING	09/01/2011	85652	500.00
CD	REBECCA FRONBERG - PARK DEPOSIT REFUND	09/01/2011	85653	50.00
CD	HEIDI GORDON - MILEAGE	09/01/2011	85654	13.87
CD	LESLIE HACKMEISTER - PARK DEPOSIT REFUND	09/01/2011	85655	50.00
CD	BONNIE HALE - PARK DEPOSIT REFUND	09/01/2011	85656	50.00
CD	ADRIANNE JACOBSON - SOCCER REFUND	09/01/2011	85657	30.00
CD	PAULINE NARRAMORE - PARK DEPOSIT REFUND	09/01/2011	85658	50.00
CD	CHANTELL PARKER - PARK DEPOSIT REFUND	09/01/2011	85659	50.00
CD	DEREK PETERSON - FOOTBALL OFFICIAL	09/01/2011	85660	200.00
CD	JOLYNN PETERSON - PARK DEPOSIT REFUND	09/01/2011	85661	50.00
CD	JACKIE PLUMMER - COMM. CENTER DEPOSIT RE	09/01/2011	85662	295.00
CD	CATHY RICE - REIMB. PANTS	09/01/2011	85663	135.41
CD	TONYA STASKA - SOCCER REFUND	09/01/2011	85664	49.00
CD	MARK TARANTINO - FOOTBALL OFFICIAL	09/01/2011	85665	175.00
CD	TIMESHARE WARE - PARK DEPOSIT REFUND	09/01/2011	85666	100.00

Journal	Payee or Description	Date	Check No	Amount
CD	ALLI WHITE - TENNIS INSTRUCTION	09/01/2011	85667	60.00
CD	TIFFANY WILLERD - FOOTBALL REFUND	09/01/2011	85668	160.00
CD	VOID CK	09/01/2000	85669	.00
CD	BIKER'S EDGE - KAYSVILLE - SUPPLIES	09/01/2011	85670	37.94
CD	KEN GARFF AUTOMOTIVE GROUP - FUEL CAP	09/01/2011	85671	13.95
CD	FOWLER BUSINESS SYSTEMS - TONER	09/01/2011	85672	59.80
CD	INTERMOUNTAIN CONCRETE - SUPPLIES	09/01/2011	85673	161.78
CD	KOOL BREEZE - SERVICE	09/01/2011	85674	1,942.00
CD	PREMIER COMPUTING, INC. - REPAIR	09/01/2011	85675	55.00
CD	RIMROCK CONSTRUCTION - BUILDING: CHASE B	09/01/2011	85676	1,000.00
CD	STATION PARK, CENTERCAL, LLC - BUILDING:	09/01/2011	85677	7,000.00
CD	SUNNY COMMUNICATIONS, INC. - CHARGER	09/01/2011	85678	1,135.00
CD	UNIVERSAL ATHLETIC - SUPPLIES	09/01/2011	85679	335.00
CD	WEST - WATER TREATMENT	09/01/2011	85680	240.00
CD	BSN SPORTS - PORTABLE TRAINING GOALS	09/01/2011	85681	556.89
CD	COMMERCIAL OFFICE SUPPLY, INC - FOOTBAL	09/06/2011	85682	365.00
CD	UCPA - REGISTRATION FEE FOR 3 ATTENDING	09/06/2011	85683	90.00
CD	WEBER PAINT & GLASS - CARPET	09/06/2011	85684	2,582.74
CD	LARRY ALLRED - PARK DEPOSIT REFUND	09/06/2011	85685	100.00
CD	GAYLE BARTH - PARK DEPOSIT REFUND	09/06/2011	85686	50.00
CD	NANCY BARRUS - TENNIS REFUND	09/06/2011	85687	35.00
CD	KEN BROWN - COMM. CENTER DEPOSIT REFUND	09/06/2011	85688	150.00
CD	BEN GIBSON - PARK DEPOSIT REFUND	09/06/2011	85689	50.00
CD	PAUL HALLIDAY - COMM. CENTER DEPOSIT REF	09/06/2011	85690	300.00
CD	MICHELLE HESS - PARK DEPOSIT REFUND	09/06/2011	85691	50.00
CD	ELDA HUFF - PARK CLEANING	09/06/2011	85692	5,800.00
CD	JENNY HULCE - FOOTBALL REFUND	09/06/2011	85693	125.00
CD	KEVIN JACKSON - FOOTBALL OFFICIAL	09/06/2011	85694	150.00
CD	KRISTI JARMAN - AFTER SCHOOL PROGRAM	09/06/2011	85695	325.00
CD	JUSTIN NELSON - FOOTBALL OFFICIAL	09/06/2011	85696	120.00
CD	EARL NIELSEN - PARK DEPOSIT REFUND	09/06/2011	85697	50.00
CD	CARRIE OLIVER - PARK DEPOSIT REFUND	09/06/2011	85698	50.00
CD	LOREN WALKER - FOOTBALL OFFICIAL	09/06/2011	85699	200.00
CD	4 IMPRINT - PENS	09/06/2011	85700	608.32
CD	CHILDRENS MIRACLE NETWORK - FUNDRAISER	09/06/2011	85701	536.65
CD	OAKCOINS - MEDALS	09/06/2011	85702	1,516.00
CD	DALE SCOW - TRAINING EXPENSES	09/06/2011	85703	32.00
CD	ZIONS BANK - TRUST #2745969	09/06/2011	85704	71,246.69
CD	ZIONS BANK - TRUST #2745989	09/06/2011	85705	11,688.67
CDA	A-1 UNIFORMS	09/13/2011	85706	743.47
CDA	AAA FIRE & SAFETY & ALARM, INC	09/13/2011	85707	466.00
CDA	ACADEMY SPORTS	09/13/2011	85708	2,864.05
CDA	AFFILIATED METALS	09/13/2011	85709	59.57
CDA	ALLES ENTERPRISES, INC.	09/13/2011	85710	135.00
CDA	AMERICAN EXPRESS	09/13/2011	85711	3,974.57
CDA	AMERICAN LINEN - STEINER	09/13/2011	85712	103.88
CDA	ANNIE'S MAIN STREET FLORAL	09/13/2011	85713	45.00
CDA	BATTERIES PLUS	09/13/2011	85714	374.82
CDA	BLAND TREE EXPERTS	09/13/2011	85715	3,500.00
CDA	BLUE PEBBLE PRESS	09/13/2011	85716	950.00
CDA	BLOMQUIST HALE CONSULTING	09/13/2011	85717	150.00
CDA	BLUE STAKES OF UTAH	09/13/2011	85718	239.55
CDA	BRODY CHEMICAL	09/13/2011	85719	1,937.50
CDA	BURT BROTHERS TIRE & SERVICE	09/13/2011	85720	386.76
CDA	CM STEEL	09/13/2011	85721	429.52
CDA	CEM	09/13/2011	85722	58.25
CDA	CSK AUTO INC.	09/13/2011	85723	709.10
CDA	CANYON OFFICE PRODUCTS	09/13/2011	85724	89.71
CDA	CENTERVILLE CITY	09/13/2011	85725	155.33

Journal	Payee or Description	Date	Check No	Amount
CDA	CENTRAL DAVIS SEWER	09/13/2011	85726	98,508.50
CDA	CENTURY LINK	09/13/2011	85727	1,036.02
CDA	COLONIAL BUILDING SUPPLY, INC.	09/13/2011	85728	520.10
CDA	COMCAST	09/13/2011	85729	68.15
CDA	COMFORT SYSTEMS	09/13/2011	85730	1,607.20
CDA	CONFAB CARRY CRETE	09/13/2011	85731	162.50
CDA	CRAYTHORNE, INC.	09/13/2011	85732	456.78
CDA	CUSTOM FENCE COMPANY	09/13/2011	85733	12.44
CDA	DJB GAS SERVICES, INC	09/13/2011	85734	138.20
CDA	DISH NETWORK	09/13/2011	85735	72.88
CDA	DOMIAN BUILDING CODE SERVICES	09/13/2011	85736	105.00
CDA	DURK'S PLUMBING SUPPLY	09/13/2011	85737	243.82
CDA	ELECTRICAL WHOLESALE SUPPLY	09/13/2011	85738	27.99
CDA	ESI ENGINEERING, INC.	09/13/2011	85739	550.00
CDA	F.A.R.M. Police Supply	09/13/2011	85740	576.82
CDA	GALL'S INC.	09/13/2011	85741	316.42
CDA	GOODSON SIGNS	09/13/2011	85742	1,050.00
CDA	W. W. GRAINGER, INC.	09/13/2011	85743	1,216.12
CDA	GRANITE CONSTRUCTION COMPANY	09/13/2011	85744	614.24
CDA	M C. GREEN & SONS, INC.	09/13/2011	85745	612.50
CDA	J.A. HALVERSON MECHANICAL INC.	09/13/2011	85746	2,896.19
CDA	HOLT CLEANING SUPPLY	09/13/2011	85747	27.00
CDA	IMPACT SOLUTIONS	09/13/2011	85748	2,524.50
CDA	INFOBYTES, INC.	09/13/2011	85749	226.89
CDA	INTEGRA TELECOM	09/13/2011	85750	2,278.00
A	INTERMOUNTAIN TRAFFIC SAFETY	09/13/2011	85751	111.60
JA	K MART CORPORATION	09/13/2011	85752	63.98
CDA	KAYSVILLE CLINIC	09/13/2011	85753	360.00
CDA	KENT'S REPAIR	09/13/2011	85754	959.50
CDA	KURT'S SHOP	09/13/2011	85755	525.00
CDA	LAKE WELDING	09/13/2011	85756	200.00
CDA	MAIN STREET LUBE & OIL	09/13/2011	85757	40.70
CDA	MARLO PRODUCTS	09/13/2011	85758	126.45
CDA	MATRIX MEDICAL	09/13/2011	85759	1,430.98
CDA	MAZURAN & HAYES, PC	09/13/2011	85760	3,762.00
CDA	MOENCH PRINTING	09/13/2011	85761	1,705.00
CDA	FRED A. MORETON & CO.	09/13/2011	85762	1,408.00
CDA	ROD MORTENSEN	09/13/2011	85763	255.00
CDA	MOTOROLA COMM. & ELECTRONICS	09/13/2011	85764	2,524.75
CDA	MOUNTAIN STATES SUPPLY, INC.	09/13/2011	85765	150.76
CDA	NICHOLAS & COMPANY	09/13/2011	85766	61.35
CDA	OFFICE DEPOT	09/13/2011	85767	1,258.32
CDA	OGDEN PUBLISHING CORPORATION	09/13/2011	85768	71.99
CDA	OLDCASTLE PRECAST, INC.	09/13/2011	85769	37.18
CDA	PAGE BRAKE WAREHOUSE	09/13/2011	85770	383.33
CDA	PACIFIC OFFICE AUTOMATION	09/13/2011	85771	160.00
CDA	JACK B. PARSON COMPANY	09/13/2011	85772	952.79
CDA	PEPSI-COLA	09/13/2011	85773	603.60
CDA	PRIME SYSTEMS	09/13/2011	85774	1,286.00
CDA	PRO KLEANERS	09/13/2011	85775	415.00
CDA	PURCELL TIRE & RUBBER COMPANY	09/13/2011	85776	845.70
CDA	RADIO SHACK	09/13/2011	85777	19.99
CDA	TOM RANDALL DISTRIBUTING	09/13/2011	85778	9,058.39
JA	RASMUSSEN EQUIPMENT CO.	09/13/2011	85779	73.50
JA	REAMS BOOTS & JEANS	09/13/2011	85780	2,735.73
CDA	Void - Information Only Check	09/13/2011	85781	.00
CDA	ROCKY MOUNTAIN POWER	09/13/2011	85782	22,079.83
CDA	SALT LAKE WHOLESALE SPORTS	09/13/2011	85783	1,303.08
CDA	SAM'S CLUB	09/13/2011	85784	1,325.20

Journal	Payee or Description	Date	Check No	Amount
CDA	SEAL COAT SUPPLY, INC.	09/13/2011	85785	100.00
CDA	SHRED-IT	09/13/2011	85786	114.49
CDA	SINGLE SOURCE	09/13/2011	85787	878.00
CDA	DOUGLAS C. SMITH	09/13/2011	85788	752.50
CDA	SPEEDEZE PEST CONTROL	09/13/2011	85789	75.00
CDA	STANDARD-EXAMINER	09/13/2011	85790	181.87
CDA	SUNRISE ENGINEERING, INC.	09/13/2011	85791	2,872.87
CDA	TEC SERV, INC.	09/13/2011	85792	750.00
CDA	THATCHER COMPANY	09/13/2011	85793	81.94
CDA	TURF EQUIPMENT & IRRIGATION	09/13/2011	85794	140.93
CDA	U.S. POSTAL SERVICE	09/13/2011	85795	50.00
CDA	UNITED STATES WELDING, INC.	09/13/2011	85796	113.69
CDA	UTAH BARRICADE COMPANY	09/13/2011	85797	108.50
CDA	UTAH COMMUNICATIONS AGENCY NET	09/13/2011	85798	2,604.00
CDA	UTAH COMMUNICATIONS, INC.	09/13/2011	85799	71.50
CDA	UT DEPT OF WORKFORCE SERVICES	09/13/2011	85800	25.32
CDA	VALPAK OF NORTHERN UTAH	09/13/2011	85801	300.00
CDA	WASATCH INTEGRATED WASTE	09/13/2011	85802	34,482.00
CDA	WOODY'S PAVEMENT STRIPING	09/13/2011	85803	3,631.00
CD	PETTY CASH - SUPPLIES FOR MTG	09/15/2011	85804	104.24
CD	ANN ALLEY - PARK DEPOSIT REFUND	09/15/2011	85805	50.00
CD	LUCY ANDERSON - PARK DEPOSIT REFUND	09/15/2011	85806	50.00
CD	DANIEL BRIMHELL - PARK DEPOSIT REFUND	09/15/2011	85807	50.00
CD	CORY CARTER - FOOTBALL OFFICIAL	09/15/2011	85808	200.00
CD	KRISTIN COLEMAN - PLAY REFUND	09/15/2011	85809	15.00
CD	TRUDI COOPER - SOCCER REFUND	09/15/2011	85810	19.00
CD	GORDON CRABTREE - COMM. CENTER DEPOSIT R	09/15/2011	85811	150.00
CD	JULIE EDDINGS - PARK DEPOSIT REFUND	09/15/2011	85812	50.00
CD	HOLLY GADD - REIMB. FOR SUPPLIES/DINNER	09/15/2011	85813	73.01
CD	CHADWICK GREENHALGH - PARK DEPOSIT REFUN	09/15/2011	85814	75.00
CD	ANN HANSEN - PARK DEPOSIT REFUND	09/15/2011	85815	50.00
CD	KRISTIN HARBERTSON - REIMB. FOR SUPPLIES	09/15/2011	85816	509.70
CD	MICHELLE HARDEN - PLAY REFUND	09/15/2011	85817	75.00
CD	WINGATE BY WYNDHAM - CONF. #51456676/4 N	09/15/2011	85818	308.00
CD	SHANNON HARPER - TRAINING EXPENSES	09/15/2011	85819	390.40
CD	MELISSA JACKSON - TRAINING EXPENSES	09/15/2011	85820	16.00
CD	SUSAN JACOBSON - MONTHLY CLEANING	09/15/2011	85821	550.00
CD	MICHELE LEMMON - COMM. CENTER DEPOSIT RE	09/15/2011	85822	125.00
CD	BRAD MILLER - PARK DEPOSIT REFUND	09/15/2011	85823	50.00
CD	ERIC MILLER - TRAINING EXPENSES	09/15/2011	85824	16.00
CD	NEIL MILLER - REIMB. FOR LUNCHEON	09/15/2011	85825	161.00
CD	LINDA MINEAR - PARK DEPOSIT REFUND	09/15/2011	85826	50.00
CD	TISH NASH - PARK DEPOSIT REFUND	09/15/2011	85827	50.00
CD	ED PEHRSON - TRAINING EXPENSES	09/15/2011	85828	16.00
CD	MELISSA PETERSON - REFUND/DAILY ADMISSIO	09/15/2011	85829	17.50
CD	MARY PLAIZIER - PARK DEPOSIT REFUND	09/15/2011	85830	50.00
CD	CINDY ROYBAL - PARK DEPOSIT REFUND	09/15/2011	85831	50.00
CD	GUIDO SMITH - REIMB/GPS	09/15/2011	85832	256.91
CD	JANET TAGGART - PARK DEPOSIT REFUND	09/15/2011	85833	50.00
CD	CHRIS TAYLOR - FOOTBALL OFFICIAL	09/15/2011	85834	200.00
CD	KAY LYNN WHITE - PARK DEPOSIT REFUND	09/15/2011	85835	50.00
CD	LOREN WALKER - FOOTBALL OFFICIAL	09/15/2011	85836	200.00
CD	INTERNATIONAL CODE COUNCIL, IN - CONFERE	09/15/2011	85837	540.00
CD	BONNEVILLE CHAPTER ICC - CONF. REGISTRAT	09/15/2011	85838	210.00
CD	BONNEVILLE CHAPTER ICC - CONF. REGIST. M	09/15/2011	85839	140.00
CD	BONNEVILLE CHAPTER ICC - CONF. REGIST. E	09/15/2011	85840	210.00
CD	CINTAS FAS LOCKBOX 636525 - FIRST AID SU	09/15/2011	85841	139.83
CD	COSTCO MEMBERSHIP - MEMBER #000111763064	09/15/2011	85842	160.28
CD	COSTCO - FOOTBALL	09/15/2011	85843	1,536.64

Journal	Payee or Description	Date	Check No	Amount
CD	HARMON'S - MISC. SUPPLIES	09/15/2011	85844	47.36
CD	DELL MARKETING LP - COMPUTER SUPPLIES	09/15/2011	85845	938.00
CD	KEN GARFF - PARTS	09/15/2011	85846	76.50
CD	HI-VALLEY CHEMICAL, INC - SUPPLIES	09/15/2011	85847	23.58
CD	MARK MILLARD - FLOORJACK	09/15/2011	85848	319.95
CD	FAMOUS DAVE'S - CITY COUNCIL DINNER	09/15/2011	85849	244.99
CD	UNITED LABORATORIES - SUPPLIES	09/15/2011	85850	208.70
CD	UTAH CHIEFS OF POLICE ASSOC. - ANNUAL ME	09/15/2011	85851	200.00
CD	UAW LETC - TRUCK SUPPLIES	09/15/2011	85852	2,812.72
CD	WATER SYSTEMS ENGINEERING, INC - SERVICE	09/15/2011	85853	290.00
CD	HENRY WALKER HOMES - HYDRANT METER DEPO	09/15/2011	85854	96.75
CD	WATERS CONSTRUCTION - WATER SERVICES	09/15/2011	85855	11,790.00
CD	URMMA - SOCIAL MEDIA TRAINING/REGISTRATI	09/22/2011	85856	35.00
CD	PRIME SYSTEMS - EQUIPMENT	09/22/2011	85857	1,792.00
CD	SERENA ADAMS - PLAY REFUND	09/22/2011	85858	20.00
CD	ROSS BALLARD - CASH BOND REFUND/EXCAV. P	09/22/2011	85859	1,000.00
CD	KELLIE BARTON - TRAINING EXPENSES	09/22/2011	85860	32.00
CD	CHRISTINA BIESINGER - PLAY REFUND	09/22/2011	85861	85.00
CD	BOB BREDSGUARD - PARK DEPOSIT REFUND	09/22/2011	85862	50.00
CD	TERESA DAVIES -	09/22/2011	85863	85.00
CD	TAMI ERASMUS -	09/22/2011	85864	85.00
CD	BRANDON ERICKSON - TRAINING EXPENSES	09/22/2011	85865	40.00
CD	SUSAN FACER - PLAY REFUND	09/22/2011	85866	15.00
CD	MARIANNE FARNSWORTH - PLAY REFUND	09/22/2011	85867	95.00
CD	DENNIS HYMAS - PARK DEPOSIT REFUND	09/22/2011	85868	50.00
CD	ERIC JOHNSON - REIMB. FOR WORK BOOTS	09/22/2011	85869	192.68
CD	PAM MATTINSON - PARK DEPOSIT REFUND	09/22/2011	85870	50.00
CD	TROY NIELSEN -	09/22/2011	85871	95.00
CD	JERALD QUIST - FOOTBALL OFFICIAL	09/22/2011	85872	120.00
CD	JERAN PAGE - FOOTBALL OFFICIAL	09/22/2011	85873	200.00
CD	MIKE REIMER - FOOTBALL OFFICIAL	09/22/2011	85874	200.00
CD	BARBARA SMITH - PLAY REFUND	09/22/2011	85875	95.00
CD	BONNIE SMITH - PARK DEPOSIT REFUND	09/22/2011	85876	50.00
CD	CANDICE STANFORD - PARK DEPOSIT REFUND	09/22/2011	85877	50.00
CD	VOID CK	09/22/2011	85878	.00
CD	CHRIS TAYLOR - PLAY REFUND	09/22/2011	85879	25.00
CD	BRIAN TUCKER - PARK DEPOSIT REFUND	09/22/2011	85880	50.00
CD	VOID CK	09/22/2011	85881	.00
CD	TODD WENTE - PLAY REFUND	09/22/2011	85882	20.00
CD	STACIE WHEELER - PLAY REFUND	09/22/2011	85883	90.00
CD	WENDY WOOD - PLAY REFUND	09/22/2011	85884	85.00
CD	COD 4- CLASS FEE: HANSEN, SNYDER, IVES	09/22/2011	85885	594.00
CD	CREATIVE CULTURE - PATCHES	09/22/2011	85886	222.25
CD	GREAT BASIN DEVELOPMENT - METER DEPOSIT	09/22/2011	85887	4.06
CD	INTERMOUNTAIN PLUMBING - CASH BOND REFUN	09/22/2011	85888	1,000.00
CD	MOORE ELECTRONICS - SUPPLIES	09/22/2011	85889	229.00
CD	SECURITY EQUIPMENT CORP. - CLASS FEE: KA	09/22/2011	85890	300.00
CD	STOP TECH - SUPPLIES	09/23/2011	85891	83.07
CD	THARPE CONSULTING - TRAINING FOR RICHARDS	09/23/2011	85892	1,125.00
CD	WASATCH FOOTBALL LEAGUE - ASSOCIATION FE	09/23/2011	85893	900.00
CD	ZIONS BANK - TRUST #2745992	09/23/2011	85894	39,179.50
CD	ZIONS BANK - #001-00589-2237482-9014	09/23/2011	85895	23,192.81
CD	ZIONS BANK - TRUST #2745992	09/23/2011	85896	1,750.00
CD	ZIONS BANK - TRUST #2745994	09/23/2011	85897	2,000.00
CD	DESTINATION HOMES - PERMIT #11-9861	09/23/2011	85898	11,000.00
CD	GARBETT CONSTRUCTION - PERMIT #11-9763	09/23/2011	85899	5,000.00
CD	JOEL HALE CONSTRUCTION -	09/23/2011	85900	1,500.00
CD	HASKELL HOMES - PERMIT #11-9868, VENDOR	09/23/2011	85901	1,500.00
CD	BLAKE MATTHEWS CONSTRUCTION -	09/23/2011	85902	1,300.00

Journal	Payee or Description	Date	Check No	Amount
CD	JERRY PRESTON CONSTRUCTION -	09/23/2011	85903	1,500.00
CD	RAINEY HOMES -	09/23/2011	85904	3,000.00
CD	RICHMOND AMERICAN HOMES -	09/23/2011	85905	1,500.00
CD	WOODSIDE HOMES - PERMIT #11-9856, VENDOR	09/23/2011	85906	3,000.00
CD	RENEE KRACZEK - REIMB. FOR PLAY MATERIAL	09/23/2011	85907	16.34
CD	ALICIA SMITH - RE-ISSUE OF LOST CHECK	09/23/2011	85908	5.00
CD	ZIONS BANK - #001-00539-2237482-0000	09/23/2011	85909	23,434.91
CD	WILLEY FORD LINCOLN MERCURY - VIN #1F5FW	09/23/2011	85910	25,506.00
CD	DAVIS CO. RECORDER - RECORDING FEES	09/23/2011	85911	46.00
CD	KYLE STOWELL -	09/23/2011	85912	85.00
CD	DRISTIN WATERS - PLAY REFUND	09/23/2011	85913	85.00
CDA	A-1 UNIFORMS	09/27/2011	85914	719.44
CDA	AMERICAN LINEN - STEINER	09/27/2011	85915	25.97
CDA	AMERICOM TECHNOLOGY	09/27/2011	85916	157.50
CDA	ANNIE'S MAIN STREET FLORAL	09/27/2011	85917	136.90
CDA	BLACK & MCDONALD	09/27/2011	85918	1,476.30
CDA	BRODY CHEMICAL	09/27/2011	85919	816.00
CDA	CEM	09/27/2011	85920	1,154.80
CDA	CRS CONSULTING ENGINEERS II	09/27/2011	85921	22,026.56
CDA	CANYON OFFICE PRODUCTS	09/27/2011	85922	585.01
CDA	CHANSARE, INC.	09/27/2011	85923	110.00
CDA	CENTURY LINK	09/27/2011	85924	1,047.13
CDA	SHELLIE CHRISTENSEN	09/27/2011	85925	1,752.00
CDA	CLIPPER PUBLISHING COMPANY	09/27/2011	85926	47.70
CDA	COMCAST	09/27/2011	85927	59.74
CDA	COMFORT SYSTEMS	09/27/2011	85928	1,364.74
CDA	CROFT POWER EQUIPMENT	09/27/2011	85929	58.96
CDA	DJB GAS SERVICES, INC.	09/27/2011	85930	13.50
CDA	DAVIS COUNTY CORPORATION	09/27/2011	85931	3,047.81
CDA	DIGIS	09/27/2011	85932	50.40
CDA	DICK'S MARKET	09/27/2011	85933	262.16
CDA	DISH NETWORK	09/27/2011	85934	81.88
CDA	DURK'S PLUMBING SUPPLY	09/27/2011	85935	397.88
CDA	ESI ENGINEERING, INC.	09/27/2011	85936	165.00
CDA	EVCO HOUSE OF HOSE	09/27/2011	85937	125.30
CDA	F.A.R.M. Police Supply	09/27/2011	85938	159.36
CDA	FEDEX KINKO'S	09/27/2011	85939	146.46
CDA	FASTENAL COMPANY	09/27/2011	85940	782.16
CDA	GLOBAL SECURITY	09/27/2011	85941	21.95
CDA	W. W. GRAINGER, INC.	09/27/2011	85942	167.28
CDA	GRANITE CONSTRUCTION COMPANY	09/27/2011	85943	985.16
CDA	GREENLINE EQUIPMENT	09/27/2011	85944	15.22
CDA	HERRICK INDUSTRIAL SUPPLY CO.	09/27/2011	85945	167.00
CDA	HOLBROOK & COMPANY	09/27/2011	85946	3,766.10
CDA	HOME DEPOT	09/27/2011	85947	764.28
CDA	INTERMOUNTAIN TRAFFIC SAFETY	09/27/2011	85948	307.90
CDA	J & J PRODUCE	09/27/2011	85949	42.50
CDA	KAYSVILLE CITY	09/27/2011	85950	1,340.00
CDA	KENT'S REPAIR	09/27/2011	85951	323.06
CDA	KILGORE PAVING	09/27/2011	85952	236,775.52
CDA	KROGER - SMITH'S CUSTOMER CHGS	09/27/2011	85953	1,727.07
CDA	KURT'S SHOP	09/27/2011	85954	700.00
CDA	LEXIS PUBLISHING	09/27/2011	85955	52.00
CDA	MATRIX MEDICAL	09/27/2011	85956	397.40
CDA	METERWORKS	09/27/2011	85957	528.61
CDA	MOENCH PRINTING	09/27/2011	85958	2,230.00
CDA	OFFICE DEPOT	09/27/2011	85959	242.25
CDA	OLDCASTLE PRECAST, INC.	09/27/2011	85960	7,386.25
CDA	PAGE BRAKE WAREHOUSE	09/27/2011	85961	23.22

Journal	Payee or Description	Date	Check No	Amount
CDA	JACK B. PARSON COMPANY	09/27/2011	85962	2,869.83
CDA	PRIME SYSTEMS	09/27/2011	85963	468.00
CDA	PRO KLEANERS	09/27/2011	85964	415.00
CDA	PRO PIPE	09/27/2011	85965	400.00
CDA	QUESTAR GAS	09/27/2011	85966	1,734.78
CDA	TOM RANDALL DISTRIBUTING	09/27/2011	85967	6,670.07
CDA	ROCKY MOUNTAIN POWER	09/27/2011	85968	7,771.41
CDA	ROBINSON WASTE SERVICES	09/27/2011	85969	38,739.55
CDA	SALT LAKE WHOLESALE SPORTS	09/27/2011	85970	1,136.65
CDA	SAM'S CLUB	09/27/2011	85971	376.97
CDA	SHRED-IT	09/27/2011	85972	84.20
CDA	SKILL STAFF	09/27/2011	85973	285.30
CDA	DOUGLAS C. SMITH	09/27/2011	85974	472.50
CDA	STAPLES ADVANTAGE	09/27/2011	85975	246.36
CDA	SUNRISE ENGINEERING, INC.	09/27/2011	85976	5,238.01
CDA	THB, INC.	09/27/2011	85977	70.18
CDA	ANNETTE TIDWELL	09/27/2011	85978	400.00
CDA	ULRICH & ASSOCIATES	09/27/2011	85979	2,000.00
CDA	UNITED RENTALS/BANK OF AMERICA	09/27/2011	85980	551.82
CDA	UTAH SAFETY COUNCIL	09/27/2011	85981	471.00
CDA	WARNER TRUCKLAND	09/27/2011	85982	789.06
CDA	WHEELER MACHINERY COMPANY	09/27/2011	85983	2,101.72
CDA	WILLEY FORD	09/27/2011	85984	57,520.25
CDA	WORKERS COMPENSATION FUND	09/27/2011	85985	3,024.21
CDA	YOUNG CHEVROLET	09/27/2011	85986	144.81
CDA	YOUR VALET CLEANERS	09/27/2011	85987	790.45
CD	ABBY INN/ BEST WESTERN - RESERVATION FOR	09/29/2011	85988	210.00
CD	UFSMA - CONFERENCE REGIS/KEN KLINKER	09/29/2011	85989	100.00
CD	APWA UTAH - FALL CONFERENCE REGISTRATION	09/29/2011	85990	150.00
CD	DWYER'S COMMUNICATIONS INC - RAM-VE-109A	09/29/2011	85991	269.70
CD	AUTO CRAFTERS - REPAIR AND INSTALLATION	09/29/2011	85992	989.80
CD	STARWEST -	09/29/2011	85993	4,012.00
CD	WILDING ENGINEERING - LOMR /FARMINGTON C	09/29/2011	85994	4,000.00
CD	ASSOC. OF PUBLIC TREASURERS - MEMBERSHIP	09/29/2011	85995	175.00
CD	CCG HOWELLS - SERVICE/DELIVERY	09/29/2011	85996	1,484.98
CD	CASELLE, INC. - CONTRACT SUPPORT OCT - D	09/29/2011	85997	2,481.00
CD	CINTAS - FIRST AID SUPPLIES	09/29/2011	85998	115.14
CD	DSI RECYCLING SYSTEMS INC - REPAIR	09/29/2011	85999	611.13
CD	EMPIRE WEST - PARTS	09/29/2011	86000	1,054.72
CD	KEN GARFF - BATTERY	09/29/2011	86001	371.56
CD	HARMONS - REFRESHMENTS	09/29/2011	86002	46.33
CD	HEROS MARKETING - CAPS	09/29/2011	86003	191.70
CD	FORUM MEMBERSHIP - FORUM MEMBERSHIP	09/29/2011	86004	115.00
CD	PRECISION POWER, INC. - SERVICE	09/29/2011	86005	834.21
CD	PREVENTIVE PEST CONTROL - SERVICE	09/29/2011	86006	110.00
CD	PRO FORCE LAW ENFORCEMENT - SUPPLIES	09/29/2011	86007	539.15
CD	ROCKART, INC. - DECALS	09/29/2011	86008	42.50
CD	BRAD THURGOOD - REIMB. FOR SERVICE	09/29/2011	86009	114.60
CD	FMFMA UT CHAPTER TRESURER - CONFERENCE R	09/29/2011	86010	150.00
CD	UT. ASSOC. OF PUBLIC TREASURER - MEMBERS	09/29/2011	86011	65.00
CD	ZIONS BANK -	09/29/2011	86012	11,688.67
CD	JULIE ATKINS - FUNRUN REFUND	09/29/2011	86013	40.00
CD	PHYLLIS BAILIE - REIMB. FOR CLOCK	09/29/2011	86014	40.73
CD	NINA BLANCHARD - PARK DEPOSIT REFUND	09/29/2011	86015	50.00
CD	JOHN BRYAN - OVERPAYMENT OF UTILITY BILL	09/29/2011	86016	72.70
CD	JARE DCAUGHLAN - FUNRUN REFUND	09/29/2011	86017	20.00
CD	GEORGE CHIPMAN - REIMB. TRAIL COMM. CHAR	09/29/2011	86018	69.54
CD	VICKIE CRAVENS - FUNRUN REFUND	09/29/2011	86019	45.00
CD	DANIEL DAVIDSON - OVERPAYMENT OF UTILITY	09/29/2011	86020	36.35

Journal	Payee or Description	Date	Check No	Amount
CD	LORI FARNSWORTH - COMM. CENTER CLEANING	09/29/2011	86021	500.00
CD	JOHN FLETCHER - PARK DEPOSIT REFUND	09/29/2011	86022	50.00
CD	HOLLY GADD -	09/29/2011	86023	209.75
CD	WAYNE HANSEN - TRAINING EXPENSES	09/29/2011	86024	8.00
CD	BRYANT IVES - TRAINING EXPENSES	09/29/2011	86025	8.00
CD	RON KARPENKO - TRAINING EXPENSES	09/29/2011	86026	8.00
CD	DAVE QUINLEY - TRAINING EXPENSES	09/29/2011	86027	8.00
CD	GUIDO SMITH - REIMB. FOR SUPPLIES	09/29/2011	86028	147.99
CD	VOID CK	09/22/2011	86029	.00
CD	KRISTEN HARBERTSON - REIMB FOR FYCC BRE	09/30/2011	86030	125.00
CD	JAMES HOFFMAN - OVERPAYMENT OF UTILITY B	09/30/2011	86031	15.95
CD	KRISTI JARMAN - FUNRUN REFUND	09/30/2011	86032	20.00
CD	SUZANNE JENSEN - FUNRUN REFUND	09/30/2011	86033	20.00
CD	MEGAN JOHNSON - PARK DEPOSIT REFUND	09/30/2011	86034	50.00
CD	LORI KALT - FUNRUN REFUND	09/30/2011	86035	60.00
CD	STEPHANIE KOBEL -	09/30/2011	86036	95.00
CD	BROOKE LEWIS - PARK DEPOSIT REFUND	09/30/2011	86037	50.00
CD	JOSH MATHEWS - COMM. CENTER DEPOSIT REFU	09/30/2011	86038	300.00
CD	TODD NOKER - FOOTBALL OFFICIAL	09/30/2011	86039	40.00
CD	OAKRIDGE VILLAGE HOA - COMM. CENTER DEPO	09/30/2011	86040	75.00
CD	DIANE OGILVIE - FUNRUN REFUND	09/30/2011	86041	20.00
CD	HEATHER PARKER - FUNRUN REFUND	09/30/2011	86042	15.00
CD	JERAN PAGE - FOOTBALL REFUND	09/30/2011	86043	160.00
CD	DAWN PERRY - COMM. CENTER DEPOSIT REFUND	09/30/2011	86044	295.00
CD	MATT PURDIE - JR. JAZZ REFUND	09/30/2011	86045	7.00
CD	JERALD B. QUIST - FOOTBALL OFFICIAL	09/30/2011	86046	200.00
CD	SCOTT RICHARDSON - TRAINING EXPENSES	09/30/2011	86047	8.00
CD	JAMIE SALMON - FUNRUN REFUND	09/30/2011	86048	20.00
CD	ALLYSON SCHMID - FUNRUN REFUND	09/30/2011	86049	20.00
CD	CAMILLE SIPE - FUNRUN REFUND	09/30/2011	86050	20.00
CD	LINDAY SNELL - PARK DEPOSIT REFUND	09/30/2011	86051	50.00
CD	PARISH SNYDER - TRAINING EXPENSES	09/30/2011	86052	8.00
CD	RENAE SOUTHWORTH - OVERPAYMENT OF UTILIT	09/30/2011	86053	156.99
CD	LEON STANGER - CURB AND GUTTER	09/30/2011	86054	750.00
CD	TERRY STAGGE - FUNRUN REFUND	09/30/2011	86055	30.00
CD	ANNIKA TYE - SCHOLARSHIP/MISS FARMINGTON	09/30/2011	86056	500.00
CD	KYLE WILLIAMS - FOOTBALL OFFICIAL	09/30/2011	86057	200.00
CD	RACHEL WITT - PLAY REFUND	09/30/2011	86058	75.00
CD	RHINO LININGS OF SO. DAVIS LLC - SERVICE	09/30/2011	86059	1,226.48
CD	UDOT - PROJECT #F-LC11(39)	09/30/2011	86060	310.88
CD	UGFOA - CONF. REGISTRATION/KEITH JOHNSON	09/30/2011	86061	110.00

Total: 1,217,294.30

## Report Criteria:

Transaction.Journal Code = cd, cda, cdp1



## CITY COUNCIL AGENDA

For Council Meeting:  
November 1, 2011

**S U B J E C T: Spring Creek Park**

### **ACTION TO BE CONSIDERED:**

Authorize staff to move forward with construction of Spring Creek Park Phase 1 using funds from GL 42-982-410 (general improvements) in the amount of \$50,000 and GL 42-982-370 (professional & technical) in the amount of \$5,000.

### **GENERAL INFORMATION:**

See staff report prepared by Neil Miller.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
RICK DUTSON  
CORY R. RITZ  
JIM TALBOT  
SID YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: Neil Miller, Parks and Recreation Director  
Date: October 26, 2011

**SUBJECT: SPRING CREEK PARK**

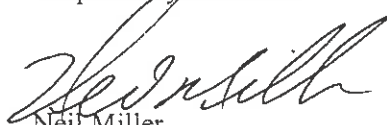
### RECOMMENDATIONS

1. To move forward with construction on Spring Creek Park.
2. Funding for phase 1 to be taken from GL 42-982-410 (general improvements) with a budget of \$50,000 and GL 42-982-370 (professional & technical) with a budget of \$5,000.


### BACKGROUND

The completion of Spring Creek Park has gone before the Planning Commission and has received approval. In attendance at the Planning Commission meeting there were a half dozen home owners from the surrounding neighborhoods who were excited for the start and completion of the park. The initial plan was to put the construction out to bid with a target amount of \$183,000 however that was based on a grant which was applied for but not received. The revised plan will be for Parks & Rec in a joint effort with Public Works to complete a first phase of construction. The first phase will include the grading, sprinkler system installation, all flat concrete work, all seating and some of the trees. The final phase will include basketball standards, playground structure, pavilion, picnic tables and remaining trees.

Respectfully Submitted

  
Neil Miller  
Parks and Recreation Director

Review and Concur

  
Dave Millheim  
City Manager

## CITY COUNCIL AGENDA

For Council Meeting:  
November 1, 2011

### **S U B J E C T: City Manager Report**

1. Part Time Employees/Benefit Rule Loop Hole
2. I-15 HOV Expansion Plans
3. Rich Haws – Trail Easement and Paving Issues
4. Farmington Pond Ice Fishing/Pond Road Closure
5. Spring Creek Estates Phase 3C Bonding Policy/Survey
6. 1100 West Culvert

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



# FARMINGTON CITY

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SID YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

To: Dave Millheim, City Manager

From: Neil Miller, Parks and Recreation Director

Date: October 24, 2011


SUBJECT: Farmington Pond ice fishing/pond road closure

In regards to our conversation about ice fishing on Farmington Pond I spoke with Walt Hokansen, Public Works Director and Wayne Hansen, Farmington City Police Chief about the safety issues concerning leaving the gate open during the winter months. In the past, the frequent occurrence of vehicles becoming stuck due to the snow and ice has created a safety concern.

In order to avoid cars becoming stuck and/or accidents happening we recommend continuing the closure of the gate, during winter months, as a safety measure. Although the gate will be closed to vehicle traffic, the pond will remain open to the regular foot traffic. However, ice fishing is not recommended and those who decide to do so will be doing so at their own risk.

If there are further questions, please contact Neil at the Parks & Rec Office.

Respectfully Submitted,

  
Neil Miller  
Parks and Recreation Director



BROKERAGE • LEASING • DEVELOPMENT SERVICES • PROPERTY MANAGEMENT

October 20, 2011

David Millheim  
City Manager  
Farmington City  
160 South Main  
Farmington, UT. 84025

re: Spring Creek Estates Phase 3C

Dear Mr. Millheim:

We are requesting to submit a letter in lieu of bonding for the \$1,200,000 subdivision improvements and understand that we will be working at our own risk. Prior to recording of the plat we will provide a cost estimate of any remaining improvements (subject to inspection by a Farmington City inspector) for review by the Farmington City Engineering Department. An escrow account will be established, or a cash bond will be submitted, to Farmington City for the cost of the remaining improvements plus 10%".

I met with Gary Crane, Attorney for Layton City and he indicated that this is the language he recommends and is his preferred method.

Sincerely,

A handwritten signature in blue ink, appearing to read "Howard Kent", is written over a horizontal line.

Howard Kent  
President

261 East 300 South,

cc: Dave Peterson, City Planner

Suite 350

Salt Lake City,

Utah 84111

Phone 801 521-8181

Fax 801 596-0162

**Subdivision developers installing improvements without bond etc.**

Questions: Do you allow subdivision developers to:

1. Install improvements without a bond? (But require a bond at least at warranty)  
If so, do you inspect the improvements?
2. Install improvements before plat is recorded?

<b>Clinton</b>	Lynn Vinzant	<p>1. No</p> <p>2. Won't let them record the plat. Has to be done within 2yrs. When developer records plat he gives them a 1yr. warranty period. They are in the process of rewriting. They require a Cash escrow with a bank. If they want to record the plat they require a full 115%. The City keeps the extra 15%.</p>
<b>Kaysville</b>	Scott Messel	<p>1. No they don't allow developer to do improvements without a bond. All they do is escrow now.</p> <p>2. They can start moving dirt before plat is recorded but that is it.</p>
<b>Layton</b>	Julie Jewel	<p>1. Letter in lieu of intent that they are doing it at their own risk. They inspect when they are ready to record their plat. They give the developer a cost estimate according to what needs to be finished plus 10% and they review it. They retain the 10% until its eligible for final acceptance and they pass inspection. No Surety bonds allowed.</p> <p>2. Yes</p>
<b>Syracuse</b>	Kent	<p>1 and 2. Absolutely not on all of the above.</p>
<b>West Bountiful</b>	Ben White	<p>1. No. Now the City requires a 10% cash down because of the problems they have had in the past.</p> <p>2. ?</p>
<b>West Point</b>	Boyd Davis	<p>1 and 2. Only if they have not recorded the plat. It is at their own risk. They require both a bond for 125% total which includes; 100% improvements, 15%, and a 10% guarantee.</p>
<b>Woods Cross</b>	Tim Stephens	<p>Quite a few they allow them to work with the dirt. Allow them to post a bond according to what has been done. They inspect the improvements as they go along. They do have a preconstruction meeting and do all the normal items with the plat.</p>

CITY COUNCIL AGENDA

For Council Meeting:  
November 1, 2011

**SUBJECT: Mayor Harbertson & City Council Reports**

To be given at City Council meeting.

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